

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

Moline Housing Authority (MHA) 2004 Annual PHA Plan

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

**Moline Housing Authority – IL020
PHA Plan
Agency Identification**

PHA Name: Moline Housing Authority

PHA Number: IL020

PHA Fiscal Year Beginning: (mm/yyyy) April 01, 2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

The PHA's mission is: (state mission here)

X The PHA's mission is:

Moline Housing Authority Mission Statement

1. The Moline Housing Authority was developed to provide affordable, safe, and sanitary housing to low-income individuals and families residing in or desirous of residing in the City of Moline, Illinois.
2. The Moline Housing Authority is committed to providing supportive services to all residents. These services will be designed to assist them in attaining personal and financial goals that will enable them to assist progress into individual and family self-sufficiency.

B. Goals

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

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

XX PHA Goal: Expand the supply of assisted housing

Objectives:

XX Apply for additional rental vouchers:

Reduce public housing vacancies:

XX Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

- XX** PHA Goal: Improve the quality of assisted housing
Objectives:
 - XX** Improve public housing management: (PHAS score) **97**
 - XX** Improve voucher management: (SEMAP score) **Standard**
 - XX** Increase customer satisfaction:
 - XX** Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - XX** Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

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

Objectives:

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

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

XX PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- XX** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- XX** 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:
- XX** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Moline Housing Authority
2004
Executive Summary

Background Summary

The Moline Housing Authority has drafted our FY 2004 Agency Plan in compliance with PIH-HUD Notices. This is the *fourth progress report on our housing authority's* progress since the inception of the required five -year/annual plan submission. As with the past year, considerable improvements have been made. This progress report will cover the time period for Fiscal year end March 31, 2003 –Beginning April 1, 2004 –ending March 31,2005.

The Moline Housing Authority (MHA) is a medium sized housing authority located in the Mid Western region. Our housing authority operates 486 public housing units and administers 234 housing Choice vouchers. The public housing units are located in three (3) development sites.

The Authority for the last four years has been designated a High Performer according to the standards set forth by the old PHMAP and the newly created PHA's system. MHA achieved a 2003, PHA's score of: Ninety –Seven : (97) points, therefore, maintaining a “High Performer” Status. This score allows MHA to submit a *Streamlined Plan*.

The City of Moline, Illinois continues to identify a significant need for more affordable housing resources in our community. The key housing related challenges, which continue to be faced by lower income families, are:

1. *Limited supply and locations of “affordable housing for extremely low and very low income families.*
2. *The limited availability of affordable homeownership opportunities for low-income families.*
3. *The need for additional Permanent and Supportive Transitional housing in the City of Moline, Illinois.*
4. *The need for an agency, in the City of Moline, Ill to take the initiative in the Transitional housing area.*

In addition to data and conclusions contained in the Consolidated Plan, MHA and its partners identified several obstacles to the provision of affordable housing. They included, but were not necessarily limited to:

1. The lack of public support for affordable housing.
2. Leveraging of available resources to adequately determine the need and utilize resources effectively.
3. Providing opportunities for housing of choice verses housing of the last resort.
4. The high cost of housing development.
5. Development of a universal conforming rental housing inspection program.
6. Looking at other cities across the country in relation to comparative affordable housing “good practice models” to use as guides and blueprints.

Lower income families, especially those who are current and potential customers of MHA program benefits, were determined to have non-housing challenges which impact their ability to obtain suitable quality housing. Among those challenges and impediments are:

7. Low wages; high childcare cost and the lack of adequate transportation to get to employers.
8. Definition of the areas “affordable housing” and how do we effectively obtain it.
9. Agencies develop the multi-disciplinary concept for offering supportive services toward adequately meeting the needs in the delivery of services and not duplicating those services.

MHA's Annual Plan is part of the entire efforts undertaken by the City of Moline, to address our jurisdictions affordable housing needs. While we cannot ourselves meet the entire needs identified, in accordance with our goals included in our original plan, we will continue to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock.

With analysis and collaborative decisions with stakeholders in the community, of the aforementioned identified housing needs, MHA proposes at this time to not demolish any public housing units, specifically outlined in the capital funds component).

The contents of the MHA Agency plan include MHA stating our mission statement with identified goals and objectives. Our annual plan provides an outline of our attempts to meet the community housing needs (consist with the City of Moline, Illinois Consolidated Plan), capital fund program annual statement & five year action plan, statements on our financial resources, admissions, eligibility, rent determinations, demolition and/or disposition, defined “substantial deviation” and “significant amendment or modifications”, recent results of our fiscal year audit and certification submission that MHA plans are consistent (and stated how) with the City of Moline’s consolidated plan..

To assist with meeting the housing need, the Moline Housing Authority will accomplish the mission ideals through the goals and objectives we have identified.

- By promoting & providing decent, safe and affordable housing in our community.
- By ensuring Equal Opportunity Housing for everyone.
- By improving Quality of Life in the community and economic vitality.
- By increasing Resident Participation through the continuum of the Resident Advisory Board (RAB).
- By providing timely response to resident’s requests for maintenance issues.
- By continuing to use the completed physical needs assessment of our housing stock to adequately determine all modernization and capital expenditures in adequately addressing the capital improvements, and continue utilizing the assessment to meet the housing renovation needs.
- By renovating vacated apartments within 20 days and providing a housing need for eligible applicants.
- By staffing Public Housing Managers for our housing developments to expand the delivery of our services and how we do business.
- By continuing to enforce the “One Strike” policy for our residents and the applicants.
- By improving and/or maintaining our financial stability through aggressive rent collection methods and reserve position.

- When appropriate and feasible, MHA will apply for additional grants and loans from federal, state, and local resources.
- Continue to collaborate with local partners, City of Moline, Illinois and Community Agencies to try and meet these identified needs.

The Moline Housing Authority has financial resources, which include: Public Housing Operating Fund, Capital Fund and Housing Choice Voucher program.

However, please be vigilant, because of the numerous proposed changes and budget cuts to the public housing program, housing authorities are being forced to compete with the private sector providers for customers.

To succeed, Public Housing Agencies are to act more like entrepreneurial market participants: Housing Authorities have been given the charge to change our management practices, the types of customers we house, to change the face of the developments we operate and to attract private capital for the development and operation of public /private public housing ventures. Therefore, this challenges MHA and other housing agencies to confront the challenges of transformation while pursuing the other mutually conflicting goals.

We have at this time aggressively initiated efforts toward pursuing those potential ventures.

Work Completed: (what has been completed since the last report).

Security Cameras

- Installation of camera system at Hillside Heights.
- Addition of 18 high impact dome cameras at Hillside Heights.
- Installation of 5 security cameras at Spring Brook .
- Installation of 1 security camera at Spring Valley.
- Addition of digital recorders to view cameras on the computers.

Ament Land boundaries survey (property line Spring Brook & Spring Valley)

Ament – Survey of corner property 41st Street & 12th Avenue.

Survey to get parking lots completed in Hillside Heights.

Kelly – completed a Physical Needs and Electrical Analysis – 5 Year Plan.

MHA completed the installation of three (3) informational boards at the Spring Brook & Spring Valley development.

Security Lighting

- Security lighting added in Spring Brook administrative Building.
- Security lighting added to Spring Brook community Building.
- Security lighting added to Hillside Heights – front & back of building.
- New styles lighting for Spring Brook.

New Mailboxes at Spring Brook Installed

Landscaping

- Tree trimming, bushes and flowers – completed.

Completed the installation of the Security Fence at Hillside Heights

Site Improvements for Spring Brook and Spring Valley

- Sidewalks replacement – completed at Spring Valley
- Widening of main entrance completed at Spring Brook
- Completed Curb replacement
- Completed New Basketball Court
- New chain link fences completed in 4 areas: Spring Brook & Spring Valley
- Stairs completed at spring valley (60 ft)
- Retaining walls- six complete at spring valley
- Patios six complete at spring valley
- Dumpster pad enclosure – 19 complete at spring valley one complete at spring brook
- Over 200 parking spaces added at Spring brook & Spring valley.

- Window sills completed at spring valley
- Siding completed at spring valley
- Fascia completed at spring valley
- Gutters, soffits and downspouts completed at spring valley
- GFI installation at spring valley
- Roof repairs at spring valley
- Porch roof repairs at spring brook

New maintenance building addition and parking lots at Spring Brook

- Completed addition to existing maintenance building.
- Completed Exterior renovation to existing maintenance building.
- Completed new parking lot adding 40 spaces and fencing adjacent to Maintenance building.
- New parking lot adding 20 spaces and fencing adjacent to the community building.
- New parking lot adding 20 spaces and fencing adjacent to 42nd street and 11th Avenue a.
- New pavilions completed at park area.

Address signs at Spring Brook

- Completed installation of address signs per residents request.

Hillside Heights renovations

- Completed addition of parking spaces.
- Completed finishing entrance canopy.
- Completed adding handrails on sidewalk area.
- Completed sidewalk replacement.
- Completed refinishing entry lobby, craft room, corridors, family and recreation rooms and restrooms.

Adding new windows to all developments in progress

Boiler restoration complete at spring brook

Carbon monoxide detectors complete at spring brook.

Spring Valley Executive Office remodeling in progress.
Completed two Hillside Heights water heater replacements.
Hillside Heights stair enclosure window.
New furniture and blinds Spring Valley Community Building.
Permanent benches added.
Picnic tables added to park area.
Cement work – Spring Brook Community building & sidewalks.
Spring Valley: 50/50 sidewalk pavement program.

Employee Trainings within past year

- Continuum of First Aid /CPR training.
- Executive Director training.
- Computer training.
- UPCS training- 24 employees (certificate)
- HQS training
- Capital funds & contract administration training.
- RAB board member training.
- 32 hour maintenance training.
- Safety and Health for office personnel training.
- Commissioners training.
- Monthly leadership training for directors and supervisors.
- Weekly maintenance safety & training information.
- Customer Satisfaction training.
- Positive changes training.
- Maintenance clinic & electrical training.

- Training with Police Department.

Increased Workplace efficiency

- Updated snow removal & fleet vehicles & equipment.
- Reevaluated reorder points for inventory.
- Computerized inventory & work order system.
- Completed the addition of permit parking for residents.
- Instituted police ticketing issuance.
- ISDN line added.
- Additional cell phones were given to the maintenance staff & police department.
- Added security system for the Hillside office.
- Made application for 501 c 3 status.
- Installed & updated dumpsters

Protective Services

Under the Moline Housing Authority Annual Plan, MHA continues a partnership with the City of Moline Illinois police department to provide above base-line protective services in all developments. MHA allocated Sixty-Three Thousand dollars (63,000) to the City of Moline, Illinois to provide the additional security services over & beyond law enforcement services.

Section 3 and MBE/WBE

The Moline Housing authority will continue its effort to increase participation of minority owned businesses in the procurement process. These efforts include:

- Increasing enforcement of polices for MHA Minority, women and Disadvantaged Business Enterprises (MBE/WBE/DBE) and section 3 programs and

- Increasing direct participation in the competitive procurement process of Resident Owned Business and Section 3 businesses.

Significant Deviation

Housing Authorities are required to define and adopt their own standards of substantial deviation from the Five-Year Plan and Significant Amendments to the Annual Plan. The definition of Significant Amendments is important because it defines when a Housing Authority will subject a change to the policies or activities described in the annual Plan to full public hearing and HUD review before implementation.

Substantial Deviation from the five- year plan:

Goals

- Additions or deletions of strategic goals

Significant Amendment or Modification to the Annual Plan:

Programs

- Any change with regard to demolition or disposition, designation, designation of housing, homeownership programs or conversion activities.

Capital Budget

- Additions of non-emergency work items in excess of 25,000 (items not included in the current annual statement or Five Year Plan).

Policies

- Change to rent or admissions policies or organizations of waiting list.

Any exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since HUD does not consider those changes significant amendments.

Resident & Public Participation

As required the MHA provided residents with reasonable input into the development of its Annual Plan through numerous meetings with resident leadership. MHA held a 45-day comment period beginning October 30, 2003 ending December 17, 2003. A public hearing was held on December 17, 2003 at the Moline Housing Authority boardroom, Administrative offices location.

Received Comments

MHA received **nine (9)** comments on the 2004 plan.

Comment commending the MHA plan : (1)

- MHA increased communication between the resident leader (s) and the residential community. The relationships have matured where a mutual partnership has been developed. The comment stated this involvement is important, good and should continue to help in building a better community.

Comments regarding clarification of the Plan (8)

- Questions were geared to articulation on Current Housing Authority policies, Resident Board member trainings and identifying spelling errors.

Housing Authority response

- MHA responded to the questions regarding articulation and reiterated to the residents the importance of their attendance to the scheduled resident monthly meetings held in each development.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. Capital Improvement Needs

8. Demolition and Disposition
9. Designation of Housing
10. Conversions of Public Housing
11. Homeownership
12. Community Service Programs
13. Crime and Safety
14. Pets (Inactive for January 1 PHAs)
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management
18. Other Information

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- XX** FY 2000 Capital Fund Program Annual Statement -Attachment A
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- XX**FY 2000 Capital Fund Program 5 Year Action Plan- Attachment B
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	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
XX	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
XX	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
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
XX	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	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	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	96	4	5	4	5	2	2
Income >30% but <=50% of AMI	61	3	5	4	5	2	2
Income >50% but <80% of AMI	81	2	4	4	5	2	2
Elderly	10	5	5	4	5	2	4
Families with Disabilities							
Race/Ethnicity-W	156						
Race/Ethnicity - B	80						
Race/Ethnicity -L	1						
Race/Ethnicity-A	1						

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

Consolidated Plan of the Jurisdiction/s

Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low			

Housing Needs of Families on the Waiting List

income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80%			

Housing Needs of Families on the Waiting List

AMI)					
Families with children					
Elderly families					
Families with Disabilities					
Race/ethnicity					
Characteristics by Bedroom Size (Public Housing Only)					
1BR					
2 BR					
3 BR					
4 BR					
5 BR					
5+ BR					
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 20px;">How long has it been closed (# of months)?</p> <p style="padding-left: 20px;">Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>					

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- XX Employ effective maintenance and management policies to minimize the number of public housing units off-line
- XX Reduce turnover time for vacated public housing units
- XX 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
- XX Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- XX 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
- XX Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- XX Apply for additional section 8 units should they become available
- XX 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.
- XX Other: (list below) working closely with community partners to utilize resources.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,065,545	
b) Public Housing Capital Fund	871,070	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,133,247	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Prior Year Federal Grants (unobligated funds only) (list below) FY- 2002 IL06P020501-02	82,572.92	Capital funds
3. Public Housing Dwelling Rental Income	882,000	Operations
4. Other income (list below)		
Interest on Investments	28,000	Operations
Vending, phone, laundry	25,000	Operations
4. Non-federal sources (list below)		
Total resources	<u>4,087,434.92</u>	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

XX 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)

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

XX Criminal or Drug-related activity

XX Rental history

Housekeeping

Other (describe)

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

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

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

(2) Waiting List Organization

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

XX Community-wide list

XX Sub-jurisdictional lists

- Site-based waiting lists
- Other (describe)

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes XX 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? Family development is located at one site, therefore, deconcentration rule does not apply.

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

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

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

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
XX Other (describe below)
- Moline Housing Authority will also offer only if requested by the landlord about the family tenancy history & drug trafficking information.
 - Current Landlord address as shown in Moline Housing authority records.
 - Address of the family's current & prior addresses.

(2) Waiting List Organization

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

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

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

- XX PHA main administrative office
- XX Other (list below)
 - * Housing Choice Voucher program main building – spring Valley administrative offices: 1150 – 41st Street St. A.- Moline Illinois 61265

(3) Search Time

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

If yes, state circumstances below:
Written request needed for additional time to make an adequate search.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- **When the family has lost eligibility for is waiting an eligibility determination for a federal, State, Or local assistance program.**
- **When the family would be evicted as a result of the imposition of the minimum rent requirements.**
- **When the income of the family has decreased because of changed circumstances, including loss of employment; When the family has an increase in expenses because of changed circumstanstances, for medical cost, childcare, transportation, education, or similar related items;**
- **When a death has occurred in the immediate family. Immediate family defined as= father, mother, brother, sister, child (ren).**
- **The current MHA ACOP also defines: No hardships, temporary hardship, long-term hardship, and an appeal process for hardship (s).**

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

- Yes but only for some developments
 No

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

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

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

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

f. Rent re-determinations:

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

- Never

- At family option
- XX 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)_____
- XX Other (list below) Anytime the family experiences a change in family composition.

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

(2) Flat Rents

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

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

The current flat rent per bedroom size listed below:

<u>Size</u>	<u>Amount</u>
Efficiency	\$ 211. 00
1 bdrm	293. 00
2 bdrm	360. 00
3 bdrm	466. 00
4 bdrm	506.00

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

At or above 90% but below 100% of FMR

100% of FMR

Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

HUD & board approved because of the demand for housing in this area and raising the standard ten percent meets the current fair market rate for this area. Additionally, this has helped to assist the MHA bring vouchers to 100% utilization rate.

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

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

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

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below)

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

2. Operations and Management :

[24 CFR Part 903.7 9 (e)]

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

MHA is not required to complete this section at this time because of high performing status.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

--	--	--

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management: (list below)

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.

MHA is not required to complete this section at this time because of high performing status.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <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: <u>(DD/MM/YYYY)</u>
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. XX 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.) High performing housing authority.

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

MHA is currently a high performing housing authority, therefore, not required at this time to complete this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 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

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

MHA currently is a high performing housing authority and is not required to complete this section at this time.

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)

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- 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.XX 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. XX Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes XX 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.

MHA currently is a high performing status and not required at this time to complete this section.

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. XX 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)

XX Provided below:

Received Comments

MHA received **nine (9)** comments on the 2004 plan.

Comment commending the MHA plan : (1)

- MHA increased communication between the resident leader (s) and the residential community. The relationships have matured where a mutual partnership has been developed. The comment stated this involvement is important, good and should continue to help in building a better community.

Comments regarding clarification of the Plan (8)

- Questions were geared to articulation on Current Housing Authority policies, Resident Board member trainings and identifying spelling errors.

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:

XX Other: (list below)

Housing Authority response

MHA responded to the questions regarding articulation and reiterated to the residents the importance of their attendance to the scheduled resident monthly meetings held in each development

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Moline 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)

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

Other: (list below)

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

The City of Moline Illinois is also required to implement a strategic planning process addressing the cities community development needs, housing needs, supportive services and all anticipated resources. Moline Housing authority is included in this process.

This process allows the housing authority & city the opportunity to discuss and evaluate the current housing needs. This process allows both partners to utilize the analysis as an effective planning tool for the housing authority community and city of Moline Illinois.

City of Moline Illinois identified needs:

The City of Moline, Illinois continues to identify a significant need for more affordable housing resources in our community. The key housing related challenges, which continue to be faced by lower income families, are:

- 1. Limited supply and locations of “affordable housing for extremely low and very low income families.*
- 2. The limited availability of affordable homeownership opportunities for low-income families.*
- 3. The need for additional Permanent and Supportive Transitional housing in the City of Moline, Illinois.*
- 4. The need for an agency, in the City of Moline, Ill to take the initiative in the Transitional housing area.*

In addition to data and conclusions contained in the Consolidated Plan, MHA and its partners identified several obstacles to the provision of affordable housing. They included, but were not necessarily limited to:

1. The lack of public support for affordable housing.
2. Leveraging of available resources to adequately determine the need and utilize resources effectively.
3. Providing opportunities for housing of choice verses housing of the last resort.
4. The high cost of housing development.
5. Development of a universal conforming rental housing inspection program.
6. Looking at other cities across the country in relation to comparative affordable housing “good practice models” to use as guides and blueprints.

Lower income families, especially those who are current and potential customers of MHA program benefits, were determined to have non-housing challenges which impact their ability to obtain suitable quality housing. Among those challenges and impediments are:

7. Low wages; high childcare cost and the lack of adequate transportation to get to employers.
8. Definition of the areas “affordable housing” and how do we effectively obtain it.
9. Agencies develop the multi-disciplinary concept for offering supportive services toward adequately meeting the needs in the delivery of services and not duplicating those services.

MHA’s Annual Plan is part of the entire efforts undertaken by the City of Moline, to address our jurisdictions affordable housing needs. While we cannot ourselves meet the entire needs identified, in accordance with our goals included in our original plan, we will continue to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock.

With analysis and collaborative decisions with stakeholders in the community, of the aforementioned identified housing needs, MHA proposes at this time to not demolish any public housing units, specifically outlined in the capital funds component).

The City of Moline Illinois was presented a final copy of the MHA 2004 Annual plan for review, display and reference. Upon completion of City official (s) reviewing MHA 2004 annual plan, Officials signed the certification form confirming MHA plan conforms with the cities current consolidated plan.

Development of additional partnerships to meet the needs for affordable housing, evolved from this year consolidated efforts/planning meeting.

Through application, the City of Moline Illinois may approve and provide support of financial assistance from CDBG program.

Continue to work closely with the city (officials) on affordable housing issues.

D. Other Information Required by HUD

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

Moline Housing authority progress in meeting the mission and Goals described in the 5 Year Plan.

In fiscal year 2003, MHA made real and substantial progress towards implementing the defined goals & objectives.

Moline Housing Authority Goals and Objectives:

Listed are the issues facing the Moline Housing Authority, which were identified in the original 5 year plan – 1999, to be the most significant challenges we will need to strategically address, in meeting our goals.

Strategic Issues

- Management Issues
- Expansion of the stock
- Marketability issues,
- Security
- Tenant-based housing issues
- Maintenance Issues
- Equal Opportunity Issues
- Fiscal responsibility
- Public Image
- Supportive Services

Fiscal year 2003, MHA made real and substantial progress towards *implementing* the following goals:

Management Issues

- *Recognized* by HUD for fiscal year's 2003 as a "High Performer" by *achieving* an overall PHA's performance score of 97.
- *December 2003, the Board of Commissioners of the Moline Housing Authority approved the Agency's 2004 Annual Plan.*
- *Maintained full compliance with all applicable standards and regulations.*
- Promoting & proving decent, safe, and affordable housing in our community.
- By ensuring equal opportunity housing.
- By improving quality of life in the MHA community and expanding economic vitality.
- By increasing resident participation through continuum of collaboration with the Resident Advisory Board..
- By continuing to staff Public Housing Managers for our housing developments to expand the delivery of our services and How We Conduct Business.
- Complied with the new federal regulations, (09/18/02) and made applicable revised changes to admission and occupancy requirements in the public housing Assistance; Per Final Rule; Notice - March 29, 2000. Additionally, MHA completed revisions to, Section 8 Administrative plan, Grievance policy & procedures and public housing pet policy.
- Met HUD requirement of the reinstated Community Service requirements, for all Public Housing properties & initiated Board resolution for reinstatement of Policy to meet the Community Service requirement .
- Continued to promote a motivating work environment with capable and efficient employees. MHA budgeted & permitted residents and staff to attend trainings & increase staff knowledge base.
- By continuing to enforce the "One Strike" Policy for our residents and the applicants.

- Continue to encourage & seek applicable computer training to HA staff making them knowledgeable of REAC’s, PIC & HUD “new technology mission”.

Expansion of meeting the Affordable Housing Stock Issues

- To assist in increasing the *availability* of affordable & suitable housing, MHA referred potential landlords & Housing Voucher landlords to the City of Moline’s Rental Property Rehab program. Qualifying persons are able to rehab their property to meet state, local and federal housing codes;
- Continue to sponsor Housing Choice Voucher Outreach workshops to assist in increasing the availability of affordable & suitable housing.
- Continue collaboration with partners & community stakeholders, (Project Now, Humility of Mary, Youth Service Bureau, TANF and confirm with the City of Moline, Illinois Consolidated plan on addressing the City of Moline, Illinois Housing Needs.
- MHA board of Commissioners adopted policy to submit application for 501 © 3 status.

Lease & Occupancy

- Continue to maintain our real estate in decent condition, delivering timely and high quality maintenance service to the residents of MHA.
- Continue to maintain a 98% occupancy rate.
- Completed and received HUD approval on submission of the required MHA unit data collection to PIC information center.
- Elected to set the flat rate per the local Fair Market Rent (FMR) standards.

The current *¹ flat rent per bedroom size is listed below:

• Efficiency	\$ 211.00
• 1 bedroom	293.00
• 2 bedroom	360.00
• 3 bedroom	466.00
• 4 bedroom	506.00

¹ Flat rent rate is applicable to “current” fair market rent for the immediate area & calculated at 70% of the current fair market rent rate.

Marketability & Security Issues

- Continue to train staff on maintaining the attitude: residents are our customers “Always offering responsive customer service”. Further, to improve productivity and customer satisfaction *MHA implemented a “Customer Service Awareness” program. For 2003 RASS score- the results of the initiative increased the housing authority RASS scores for the first year since the development of the current PHA’s evaluation system.*
- **Continue to partner with the local Police Department. Contracting to provide reimbursement for additional protective services over and beyond regular/routine baseline services.**
- Continue working closely with the RAB members.
- Selected & Received the Illinois Association of housing authorities – “Operational Excellence” award for housing authority operations excellence. (MHA was chosen out of 119 Housing authorities located in the Illinois Association of Housing Authorities for the State of Illinois.)

Tenant Based Housing Issues

- MHA will continue to manage our Housing Choice Voucher program in an efficient and effective manner, thereby, qualifying as at least a standard performer under SEMAP.
- MHA shall aggressively continue to reach & attract new landlords to participate in the Housing Choice Voucher program.
- Maintain the required 98% utilization rate.

Maintenance & Capital Fund Issues

- MHA shall continue to maintain our real estate in decent condition, delivering timely and high quality maintenance service to the residents of Moline Housing Authority.
- Continue direction of the MHA Preventive Maintenance plan.
- Moline Housing Authority will continuously review the most current physical housing needs assessment (completed in year 2002) to adequately prioritize & justify MHA housing needs.

- Submit & completed all required data quarterly and annual reports to HUD in a timely manner.
- Aggressively instituting & encouraging the Section 3 requirement by continuing to adhere to all Section 3 requirements & seeking input to innovatively create opportunities per the Section 3 regulations.
- By providing timely responses to resident's requests for maintenance issues.
- By renovating vacated apartments within 20 days and providing a housing need for eligible applicants.
- By updating & completing the Capital Funds Five year plan.
- Passed Corp of Engineers inspections with no findings.
- Continue with proposed projects & provide summary progress in the MHA Capital Funds Five- Year Action Plan.

Equal Opportunity Issues

- **Continue to operate the Moline Housing Authority in full compliance with all Equal Opportunity laws and regulations.**

Fiscal responsibility

- Maintain full compliance with all applicable standards and regulations, including acceptable accounting practices.
- By improving and/or maintaining our financial stability through aggressive rent collection methods and reserve position.
- When appropriate and feasible, MHA will apply for additional grants and loans from federal, state, and local resources.
- Improving the quality of life by continuing with the integration of the resident services department & utilizing the community center that offers Head Start, GED education & training, and a forum for professionals that choose to provide career development & technical assistance to residents.

Public Image Issues

- *Leadership performance of the current Executive Director earned and received the "2003" Operational Excellence award per the defined standards - from the State of Illinois- Illinois Association of Public Housing Authorities.*

Resident Advisory Boards, Resident Commissioner and Supportive Services Issues

- FY- 97 – Before the mandate, MHA embraced the concept of resident participation. We understand that resident involvement presents a unified opinion to the housing authority that is beneficial to the entire community. Resident advisory Boards (RAB) plays a significant leadership role in the programming, administration and strategic planning processes, which, MHA proposes continuing to work closely with the RAB members.
- Notice went out to the residents about forming a “Resident Advisory Board” (RAB). MHA notice reminded residents of 24 CFR – Part 964; resident involvement through the democratically elected resident councils concept. Our transmittal further discussed our concerns for increasing resident involvement and included the process for interested residents to become selected for the resident advisory board.
 - A. HA/residents scheduled a meeting to discuss development of the advisory board.
 - B. Residents nominated other interested residents to be resident advisory board members.
 - C. Residents selected interested residents for the MHA Resident Advisory Board members.
 - D. Selection for the RAB members completed & acknowledged by the housing authority.
 - E. RAB member’s terms for three years.

The resident Board has been impetus for implementing policy changes including determining limits of pet ownership. More specially, RAB’s meet the housing authority staff through the development of any policy changes, revisions, development of capital fund /projects. PHA annual Five-year plan and attending regularly scheduled monthly meetings.

Through education & training offered by the housing authority, the RAB member’s knowledge base has increased to serve the residents in a positive style. Members have become the training ground for residents as well as serving as an effective community leadership bridge.

The housing authority staff receives, reviews and assesses all received comments. Further discussion with RAB members allows discussion for received suggestions to determine:

- Received suggestions (s) affirmatively serve as a rule that would be fair to all residents.
- Received suggestion (s) would, in any way, impose a violation of the law.
- Considered suggestions are the presented to the Board of Commissioners for approval.

Current RAB members are:

1. Spring Brook – Katherine York, Lynn Riewert
2. Spring Valley- Debbie Crocker
3. Hillside Heights – Nadine Gluck , Nikki Stewert
4. Housing Choice Voucher – vacant

Per applicable Federal & State regulations, MHA is required to have a resident commissioner to serve on the MHA governing Board of Commission.

All commissioners appointed to the Housing authority Boards, (State of Illinois) are regulated by the State. Therefore, to ensure that all the appointments of the MHA board is fair, consistent and within the applicable law, MHA adhered to the appointment process.

The City of Moline, Illinois, Mayor appointed a Housing Choice Voucher participant to the Moline Housing Authority's Board of Commissioner's.

Name & term of the current MHA appointed Resident Board of Commissioner – **Juanita Thomas. Length of term: 06/27/2000 –08/01/2005**

- To improve access and to support economic opportunities to improve the quality of life for residents, MHA maintains partnerships offering various levels of available community services. These local community agencies will offer services: TANF Agency, Workforce Development Center, Project Now, City of Moline, Police Department, LAN 29 and Black Hawk College.
- MHA staff offered technical assistance to Prairie Legal Services Rock Island County on our current Screening, income disregard, grievance and maintenance charges policies and procedures.

Resident & Public Comment Participation

MHA has established the following process for meeting the regulations on resident and public participation. Additionally, MHA expects to have multiple meetings with the Resident Advisory Board and other stakeholders during the public comment period.

- Meeting with the City of Moline –department of economic & community development
- Meeting with the resident Advisory Board
- Advertise to the public that a DRAFT for FY 2004 annual plan is available for review and give the scheduled hearing date for the public hearing of the final plan.
- Submit copies of the draft plan to the RAB/Commissioners members.
- Receive comments from the RAB.
- Board of Commissions hold the public hearing & receive comment (s) taken on the plan.
- Submit the plan to the Board to Commissioners for approval of the plan.
- Obtain the applicable signatures on certification forms.
- Submit the plan via Internet to the local HUD office.

Significant Deviation

This year's submission of the 2004 - annual plan marks a continuation of "2003" plan and does not contain any significant deviations. However, the stated goals & objectives outlined, details the steps necessary to achieve the original plans' stated goals.

Conclusion

In summary, we will continue to stay on our course to improve the condition of affordable housing in Moline, Illinois. Congress and HUD's latest charge require housing authorities to meet new levels of customer service. The call has allowed MHA in becoming flexible and innovative in meeting the increasingly complex, diverse and changing customer needs.

Serving the customer has become our front-line responsibility revived. This charge also allowed us to shift priorities and pursue initiatives toward becoming more competitive and marketable. The State Department accepted the MHA non-profit name & application for the 501 © 3 statuses have been submitted.

During the planning year, we remain confident that with the new rule/regulations, development of any revised plans, achieving goals of additional training and through the request of any necessary technical assistance from HUD, MHA will strive to meet the challenge of the constant changing reformation of low-income housing.

Moline Housing Authority aim is to support the principles of QHWRA and stay mindful of the perils this law poses to our residents. Therefore, we will continue to focus on our efforts toward dramatically improving the quality of lives for residents while continuing the hard work of providing leadership to become a better landlord, neighbor and employer.

The Annual Plan elements for FY 2004 are described in more detail in the streamline template and the attached Capital Fund program Annual statement & action plan section. Please note, that this fourth -year plan marks a continuation of the original agency plan and does not represent any significant deviation from that plan. Rather, it details the steps necessary to achieve the goals of the plan.

Submitted along with this plan are the following companion documents:

- The Moline Housing Authority's Capital Fund (CFP) plan (enclosed as part of the document)
- The required certifications with authorized signatures. (Sent via U. S. Postal system -hard copy)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Significant Deviation from the 5 year plan-

This year's submission of the annual plan marks a continuation of the original plan and does not contain any significant deviations. Rather, it details the steps necessary to achieve the original plans' stated goals.

Definition: Moline Housing Authority shall define substantial deviation as this: Any discretionary changes to the plan or policies of the Housing Authorities plan that fundamentally change the mission, goals, or objectives and or any plans of the Moline Housing authority.

b. Significant Amendment or Modification to the Annual Plan – None proposed at this time for fiscal year 2004.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- The comments received were in regard to typographical errors and articulation on specific policies and RAB training (s).

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Ms. Juanita Thomas

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 08/01/2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

Eligible candidates: (select one)

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

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
- XX Other (list) The Mayor selects

2. The State of Illinois governs the process & selection process for the appointment of commissioners to the housing authority boards. This power of appointment rest with the presiding officer of the city, our Mayor. Selection process described below.

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

c. Date of next term expiration of a governing board member:

Length of term: 06/27/00 – 08/01/05.

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Mayor of the City of Moline Illinois

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) City of Moline, Illinois

a. 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):

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

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

- **Providing support of financial assistance from the Community Development Block Grant program.**
- **Working as partners to meet the needs for affordable housing.**
- **Continue to consult with the Moline Housing Authority in the development of the Consolidation Plan And Housing Authority Annual Plan.**

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

1. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
xx	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
xx	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
xx	Fair Housing Documentation Supporting Fair Housing Certifications: 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
xx	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
xx	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
xx	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
xx	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. xx Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
xx	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
xx	Public housing rent determination policies, including the method for setting public housing flat rents. xx Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
xx	Schedule of flat rents offered at each public housing development. xx Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
xx	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. xx Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
xx	Public housing management and maintenance policy documents, including policies	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	for the prevention or eradication of pest infestation (including cockroach infestation).	and Maintenance
xx	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary Received an adequate score and MHA was not required to submit a follow up plan for this years plan.	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
xx	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
xx	Public housing grievance procedures xx Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
xx	Section 8 informal review and hearing procedures. xx Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Xx	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs XX Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
XX	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). XX Check here if included in the public housing A & O Policy.	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Attachments

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

CAPITAL FUND PROGRAM TABLES START HERE

09-08-03

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: MOLINE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06P02050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$50,000			
3	1408 Management Improvements	\$80,000			
4	1410 Administration	\$105,868			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$95,817			
10	1460 Dwelling Structures	\$552,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000			
12	1470 Nondwelling Structures	\$25,000			
13	1475 Nondwelling Equipment	\$45,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: MOLINE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: IL06P02050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$50,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,058,685			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: MOLINE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06P02050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	\$50,000				
HA-Wide	Management Improvement	1408	LS	\$80,000				
HA-Wide	Administration	1410	LS	\$105,868				
HA-Wide	A/E Fees	1430	LS	\$35,000				
HA-Wide	Site Improvements	1450	LS	\$95,817				
IL-20-01	Boilers	1460	LS	\$552,000				
HA-Wide	Appliances	1465. 1	LS	\$20,000				
HA-Wide	Building Accessories/Remodeling	1470	LS	\$25,000				
HA-Wide	Vehicles, Tools, Equipment	1475	LS	\$45,000				
HA-Wide	Contingency	1502	LS	\$50,000				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name MOLINE HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
HA-Wide		\$510,868	\$485,868	\$835,868	\$1,058,685
IL-20-01		\$317,817			
IL-20-02A		\$230,000	\$422,817		
IL-20-02B			\$150,000	\$222,817	
CFP Funds Listed for 5-year planning		\$1,058,685	\$1,058,685	\$1,058,685	\$1,058,685
Replacement Housing Factor Funds					

**U.S. Department
and Urban Development
Office of Public Architecture**

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

Summary by Development Account	Total Estimated Original
Total Non-CGP Funds	
1406 Operations (May not exceed 10% of line 20)	0.00
1408 Management Improvements	48,224.00
1410 Administration	71,562.00
1411 Audit	
1415 Liquidated Damages	
1430 Fees and Costs	25,000.00
1440 Site Acquisition	
1450 Site Improvement	323,601.00
1460 Dwelling Structures	508,000.00
1465.1 Dwelling Equipment--Non-expendable	0.00
1470 Non-dwelling Structures	40,000.00
1475 Non-dwelling Equipment	13,000.00
1485 Demolition	
1490 Replacement Reserve	
1492 Moving to Work Demonstration	
1495.1 Relocation Costs	
1498 Mod Used for Development	
1502 Contingency (may not exceed 8% of line 20)	81,000.00
Amount of Annual Grant (Sum of lines 2-19)	1,110,387.00
Amount of line 20 Related to LBP Activities	
Amount of line 20 Related to Section 504 Compliance	
Amount of line 20 Related to Security	
Amount of line 20 Related to Energy Conservation Measures	
	Signature _____

**of Housing
Development
and Indian Housing**

OMB Approval No. 2577-0157
(exp. 3/31/2001)

Comprehensive Grant Number IL06P02050101	FFY of Grant Approval 2001
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Section Number _____

Annual Report

Estimated Cost Revised 1	Total Actual Cost	
	Obligated	Expended
100,000.00	100,000.00	100,000.00
80,000.00	80,000.00	80,000.00
145,563.00	145,563.00	57,032.79
60,000.00	60,000.00	41,970.04
200,000.00	200,000.00	200,000.00
451,879.00	451,879.00	336,578.78
10,000.00	10,000.00	5,363.00
42,945.00	42,945.00	42,945.00
20,000.00	20,000.00	19,389.70
0.00	0.00	0.00
1,110,387.00	1,110,387.00	883,279.31

Signature of Public Housing Director

Date(mm/dd/yyyy)

Previous edition is obsolete

Form HUD-52837 (9/98)
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 (exp7/31/98)

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 ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
pha wide	operations	1406		0.00	100,000.00	100,000.00	100,000.00	finished
pha wide	software addit & upgrades	1408		17,889.00	3,864.00	3,864.00	3,864.00	finished
	performance awards	1408		0.00	29,100.00	29,100.00	29,100.00	finished
	performance awards benefits	1408		0.00	5,492.90	5,492.90	5,492.90	finished
	staff dev training	1408		0.00	33,968.10	33,968.10	33,968.10	finished
	safety award	1408		0.00	7,575.00	7,575.00	7,575.00	finished
	exec dir salary	1408		9,192.00	0.00	0.00	0.00	n/a
	accounting dept salary	1408		3,343.00	0.00	0.00	0.00	n/a
	special projects salary	1408		3,800.00	0.00	0.00	0.00	n/a
	staff development training	1408		14,000.00	0.00	0.00	0.00	n/a
	subtotal	1408		48,224.00	80,000.00	80,000.00	80,000.00	
pha wide	mod dir salary	1410		39,836.00	48,300.00	48,300.00	20,857.52	in process
	technical salary	1410		4,426.00	21,000.00	21,000.00	6,332.52	in process
	ebc's	1410		1,300.00	28,863.00	28,863.00	10,616.24	in process
	accounting salary	1410		0.00	16,800.00	16,800.00	6,266.90	in process

Signature of Executive Director & Date:

X

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

X

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 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	exec dir salary	1410		0.00	9,800.00	9,800.00	2,942.34	in process
pha wide	admin asst salary	1410		0.00	20,800.00	20,800.00	10,017.27	in process
	mod dept travel	1410		20,000.00	0.00	0.00	0.00	n/a
	pubs & ads	1410		3,000.00	0.00	0.00	0.00	n/a
	telephone	1410		3,000.00	0.00	0.00	0.00	n/a
	subtotal	1410		71,562.00	145,563.00	145,563.00	57,032.79	
pha wide	a&e fees	1430		25,000.00	60,000.00	60,000.00	41,970.04	in process
sb & sv	mudjacking	1450		0.00	395.00	395.00	395.00	finished
springbrook	parking lot at sb	1450		220,000.00	197,795.00	197,795.00	197,795.00	finished
pha wide	sidewalk-lamar	1450		0.00	1,810.00	1,810.00	1,810.00	finished
	replace area fencing	1450		30,000.00	0.00	0.00	0.00	n/a
	expand service drive (court 5 s)	1450		35,000.00	0.00	0.00	0.00	n/a
spring valley	expand service drive (east end)	1450		23,601.00	0.00	0.00	0.00	n/a
pha wide	landscaping	1450		15,000.00	0.00	0.00	0.00	n/a
	subtotal	1450		323,601.00	200,000.00	200,000.00	200,000.00	
hillside	hillside renovation	1460		0.00	266,100.00	266,100.00	225,572.20	in process

Signature of Executive Director & Date:

X

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

X

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**

OMB Approval No. 2577-0157 (exp7/31/98)

Office of Public and Indian Housing

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	refinish kitchen cabinets	1460		150,000.00	0.00	0.00	0.00	n/a
	replace wood paneling	1460		24,000.00	0.00	0.00	0.00	n/a
pha wide	repair entry roof-woods	1460		0.00	1,135.00	1,135.00	1,135.00	finished
spring brook	windows	1460		0.00	59,772.42	59,772.42	0.00	in process
	street light contract - J&J	1460		0.00	7,633.72	7,633.72	7,633.72	finished
	extra on DISCO contract	1460		0.00	4,887.00	4,887.00	4,887.00	finished
	boiler work	1460		0.00	6,390.00	6,390.00	6,390.00	finished
	chimney repair	1460		0.00	590.00	590.00	590.00	finished
	install rain caps on gutters	1460		34,000.00	0.00	0.00	0.00	n/a
spring valley	refinish kitchen cabinets	1460		200,000.00	0.00	0.00	0.00	n/a
	replace gutters/install raincap	1460		50,000.00	0.00	0.00	0.00	n/a
	replace wood siding (as req)	1460		50,000.00	0.00	0.00	0.00	n/a
hillside	boiler	1460		0.00	15,000.00	0.00	0.00	n/a

Signature of Executive Director & Date:

X

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

X

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**

OMB Approval No. 2577-0157 (exp7/31/98)

Office of Public and Indian Housing

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	maintenance bldg	1460		0.00	90,370.86	90,370.86	90,370.86	finished
	subtotal	1460		508,000.00	451,879.00	451,879.00	240,288.68	
pha wide	refrigerators and stoves	1465.1		0.00	8,741.00	8,741.00	4,104.00	in process
	permanent benches	1465.1		0.00	1,259.00	1,259.00	1,259.00	finished
	subtotal	1465.1		0.00	10,000.00	10,000.00	5,363.00	
	repair storm drain	1470		0.00	3,510.00	3,510.00	3,510.00	finished
	concrete work	1470		0.00	6,359.00	6,359.00	6,359.00	finished
	community bldg	1470		0.00	0.00	0.00	0.00	n/a
spring valley	address signs	1470		0.00	2,623.00	2,623.00	2,623.00	finished
	park pavilion	1470		0.00	20,000.00	20,000.00	20,000.00	finished
pha wide	maintenance building	1470		0.00	2,668.00	2,668.00	2,668.00	finished
	blinds - pam van	1470		0.00	7,785.00	7,785.00	7,785.00	finished
hillside	1st floor renovations	1470		40,000.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:

X

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

X

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

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	subtotal	1470		40,000.00	42,945.00	42,945.00	42,945.00	
pha wide	office furn & equip replacement	1475		4,000.00	0.00	0.00	0.00	n/a
	maint equip replacement	1475		4,000.00	0.00	0.00	0.00	n/a
	maint utility vehicle	1475		5,000.00	0.00	0.00	0.00	n/a
	lawn mowers	1475		0.00	16,778.97	16,778.97	16,778.97	finished
	other equipment	1475		0.00	425.03	0.00	0.00	n/a
	ornamental handrail	1475		0.00	1,349.20	1,349.20	1,163.93	in process
	litter receptacles	1475		0.00	1,446.80	1,446.80	1,446.80	finished
	subtotal	1475		13,000.00	20,000.00	20,000.00	19,389.70	
	contingency	1502		81,000.00	0.00	0.00	0.00	n/a
	grand total			1,110,387.00	1,110,387.00	1,110,387.00	883,279.31	

Signature of Executive Director & Date:

X

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

X

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 III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
all projects	9/30/2003			9/30/2004		

Signature of Executive Director & Date:

X

Signature of Public Housing Director/Officer:

X

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

of Housing

OMB Approval No. 2577-0157 (exp7/31/98)

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nd Indian Housing

Reasons for Revised Target Dates 2

Office of Native American Programs Administrator & Date:

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

**U.S. Department
 and Urban Development
 Office of Public Affairs**

HA Name

MOLINE HOUSING AUTHORITY

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

Line No.	Summary by Development Account	Total Estimated
		Original
1	Total Non-CGP Funds	
2	1406 Operations (May not exceed 10% of line 20)	100,000.00
3	1408 Management Improvements	80,000.00
4	1410 Administration	105,868.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	60,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	55,000.00
10	1460 Dwelling Structures	490,000.00
11	1465.1 Dwelling Equipment--Non-expendable	10,000.00
12	1470 Non-dwelling Structures	25,000.00
13	1475 Non-dwelling Equipment	92,817.00
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 (may not exceed 8% of line 20)	40,000.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,058,685.00
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	
Signature of Executive Director		Signature
Date(mm/dd/yyyy)		

1 To be completed for the Performance and Evaluation Report or a Revised 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 (exp7/31/98)

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 ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
pha wide	operations	1406		100,000.00	100,000.00	100,000.00	0.00	in process
pha wide	software addit & upgrades	1408		35,000.00	16,868.00	0.00	0.00	n/a
	staff dev training	1408		10,000.00	25,000.00	10,846.22	10,846.22	finished
	exec dir salary	1408		5,600.00	0.00	0.00	0.00	n/a
	performance bonus	1408		0.00	15,742.31	15,742.31	15,742.31	finished
	accounting dept salary	1408		9,400.00	0.00	0.00	0.00	n/a
	special projects salary	1408		10,000.00	0.00	0.00	0.00	n/a
	staff development training	1408		10,000.00	0.00	0.00	0.00	n/a
	subtotal	1408		45,000.00	40,742.31	26,588.53	26,588.53	
pha wide	mod dir salary	1410		45,000.00	52,000.00	0.00	0.00	n/a
	technical salary	1410		20,000.00	10,000.00	0.00	0.00	n/a
	ebc's	1410		28,868.00	30,000.00	0.00	0.00	n/a
	accounting salary	1410		4,000.00	17,000.00	0.00	0.00	n/a
	exec dir salary	1410		4,000.00	10,000.00	0.00	0.00	n/a
	admin asst salary	1410		4,000.00	25,000.00	0.00	0.00	n/a

Signature of Executive Director & Date:

X

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

X

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**

OMB Approval No. 2577-0157 (exp7/31/98)

Office of Public and Indian Housing

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	mod dept travel	1410		0.00	0.00	0.00	0.00	n/a
pha wide	pubs & ads	1410		0.00	0.00	0.00	0.00	n/a
	telephone	1410		0.00	0.00	0.00	0.00	n/a
	subtotal	1410		105,868.00	144,000.00	0.00	0.00	
pha wide	a&e fees	1430		60,000.00	40,000.00	0.00	0.00	n/a
pha wide	landscaping & cement work	1450		31,555.00	50,287.00	50,287.00	50,287.00	finished
hillside	hh stair enclosure	1450		0.00	29,268.00	29,268.00	29,268.00	finished
spring brook	park pavilion	1450		20,000.00	0.00	0.00	0.00	n/a
pha wide	tree removal	1450		2,550.00	2,550.00	2,550.00	2,550.00	finished
spring brook	new fence	1450		895.00	895.00	895.00	895.00	finished
	subtotal	1450		55,000.00	83,000.00	83,000.00	83,000.00	
pha wide	windows	1460		460,251.00	460,251.00	460,251.00	0.00	in process
spring valley	GFI	1460		6,000.00	6,000.00	6,000.00	6,000.00	finished
spring brook	carbon monoxide detectors	1460		20,000.00	20,000.00	20,000.00	20,000.00	finished
hillside	office improvement-door	1460		3,749.00	3,749.00	3,749.00	3,749.00	finished

Signature of Executive Director & Date:

X

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

X

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**

OMB Approval No. 2577-0157 (exp7/31/98)

Office of Public and Indian Housing

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	subtotal	1460		490,000.00	490,000.00	490,000.00	29,749.00	
pha wide	appliances	1465.1		10,000.00	10,000.00	0.00	0.00	n/a
pha wide	security cameras	1470		25,000.00	20,370.00	20,370.00	20,370.00	finished
	yates	1470		0.00	4,630.00	4,630.00	4,630.00	finished
	subtotal	1470		25,000.00	25,000.00	25,000.00	25,000.00	
pha wide	vehicles, tools, equipment	1475		72,817.00	24,460.43	0.00	0.00	n/a
	picnic tables	1475		0.00	2,773.41	2,773.41	2,773.41	finished
	golf cars	1475		0.00	20,867.00	20,867.00	20,867.00	finished
	telephone & cable	1475		20,000.00	20,000.00	19,285.00	19,285.00	finished
	snow blower	1475		0.00	1,189.05	1,189.05	1,189.05	finished
	ford expedition	1475		0.00	27,225.00	27,225.00	27,225.00	finished
	various equipment	1475		0.00	5,480.11	0.00	0.00	n/a
	2003 ford pickup	1475		0.00	19,613.00	19,613.00	19,613.00	finished

Signature of Executive Director & Date:

X

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

X

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**

OMB Approval No. 2577-0157 (exp7/31/98)

Office of Public and Indian Housing

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	security cameras	1475		0.00	3,209.00	3,209.00	3,209.00	finished
	subtotal	1475		92,817.00	124,817.00	94,161.46	94,161.46	
	contingency	1502		40,000.00	0.00	0.00	0.00	n/a
	grand total			1,058,685.00	1,058,685.00	818,749.99	258,498.99	

Signature of Executive Director & Date:

X

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

X

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 III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
all projects	9/30/2004			9/30/2005		

Signature of Executive Director & Date:

X

Signature of Public Housing Director/Officer:

X

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

of Housing

OMB Approval No. 2577-0157 (exp7/31/98)

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nd Indian Housing

Reasons for Revised Target Dates 2

Office of Native American Programs Administrator & Date:

Annual Statement / 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. 3/31/2001)

HA Name MOLINE HOUSING AUTHORITY	Comprehensive Grant Number IL06P02050103	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 _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	80,000.00	80,000.00	0.00	0.00
3	1408 Management Improvements	80,000.00	80,000.00	11,775.00	11,775.00
4	1410 Administration	87,107.00	87,107.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	40,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00	50,000.00	0.00	0.00
10	1460 Dwelling Structures	440,000.00	440,000.00	0.00	0.00
11	1465.1 Dwelling Equipment--Non-expendable	10,000.00	10,000.00	0.00	0.00
12	1470 Non-dwelling Structures	50,000.00	50,000.00	21,972.60	21,972.60
13	1475 Non-dwelling Equipment	20,000.00	20,000.00	3,152.46	3,152.46
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 (may not exceed 8% of line 20)	13,963.00	13,963.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	871,070.00	871,070.00	36,900.06	36,900.06
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				

Signature of Executive Director _____	Date(mm/dd/yyyy) _____	Signature of Public Housing Director _____	Date(mm/dd/yyyy) _____
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1 To be completed for the Performance and Evaluation Report or a Revised 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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total A
				Original	Revised 1	Funds Obligated 2
pha wide	operations	1406		80,000.00	80,000.00	0.00
pha wide	software addit & upgrades	1408		30,000.00	30,000.00	0.00
	staff dev training	1408		20,000.00	20,000.00	0.00
	performance award	1408		30,000.00	30,000.00	11,775.00
	subtotal	1408		80,000.00	80,000.00	11,775.00
	mod dir salary	1410		31,200.00	31,200.00	0.00
	technical salary	1410		6,000.00	6,000.00	0.00
	employee benefits	1410		18,707.00	18,707.00	0.00
	accounting salary	1410		10,200.00	10,200.00	0.00
pha wide	exec dir salary	1410		6,000.00	6,000.00	0.00
	admin asst salary	1410		15,000.00	15,000.00	0.00
	subtotal	1410		87,107.00	87,107.00	0.00
pha wide	a&e fees	1430		40,000.00	40,000.00	0.00
pha wide	parking lot, sidewalks, landscape	1450		50,000.00	50,000.00	0.00
pha wide	windows	1460		440,000.00	440,000.00	0.00

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Nat
X

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

ing

Actual Cost	
Funds Expended 2	Status of Proposed Work 2
0.00	
0.00	
0.00	
11,775.00	
11,775.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	

ive American Programs Administrator & Date:

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total A
				Original	Revised 1	Funds Obligated 2
pha wide	appliances	1465.1		10,000.00	10,000.00	0.00
pha wide	admin bldg remodel	1470		50,000.00	50,000.00	21,972.60
pha wide	vehicles, tools, equipment	1475		16,847.54	16,847.54	0.00
	partial 2004 ford pick up	1475		3,152.46	3,152.46	3,152.46
	subtotal	1475		20,000.00	20,000.00	3,152.46
	contingency	1502		13,963.00	13,963.00	0.00
	grand total			871,070.00	871,070.00	36,900.06

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Nat
X

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

ing

Actual Cost	
Funds Expended 2	Status of Proposed Work 2
0.00	
21,972.60	
0.00	
3,152.46	
3,152.46	
0.00	
36,900.06	

ive American Programs Administrator & Date:

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
all projects	9/30/2005			9/30/2006		

Signature of Executive Director & Date:

X

Signature of Public Housing Director/Officer:

X

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

of Housing

OMB Approval No. 2577-0157 (exp7/31/98)

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nd Indian Housing

Reasons for Revised Target Dates 2

Office of Native American Programs Administrator & Date:

Annual Statement / 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. 3/31/2001)

HA Name MOLINE HOUSING AUTHORITY	Comprehensive Grant Number IL06P02050203	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 _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	0.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration	17,360.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	36,241.00			
10	1460 Dwelling Structures	95,000.00			
11	1465.1 Dwelling Equipment--Non-expendable	0.00			
12	1470 Non-dwelling Structures	5,000.00			
13	1475 Non-dwelling Equipment	15,000.00			
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 (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (Sum of lines 2-19)	173,601.00			
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				

Signature of Executive Director _____	Date(mm/dd/yyyy) _____	Signature of Public Housing Director _____	Date(mm/dd/yyyy) _____
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1 To be completed for the Performance and Evaluation Report or a Revised 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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total A
				Original	Revised 1	Funds Obligated 2
pha wide	software addit & upgrades	1408		1,875.00		
	staff dev training	1408		1,250.00		
	performance award	1408		1,875.00		
	subtotal	1408		5,000.00		
	mod dir salary	1410		6,218.00		
	technical salary	1410		1,196.00		
	employee benefits	1410		3,728.00		
	accounting salary	1410		2,033.00		
pha wide	exec dir salary	1410		1,196.00		
	admin asst salary	1410		2,989.00		
	subtotal	1410		17,360.00		
pha wide	parking lot, sidewalks, landscape	1450		36,241.00		
pha wide	windows	1460		95,000.00		
pha wide	admin bldg remodel	1470		5,000.00		
pha wide	vehicles, tools, equipment	1475		15,000.00		

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Nat
X

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

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Actual Cost	
Funds Expended ²	Status of Proposed Work ²

ive American Programs Administrator & Date:

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total A
				Original	Revised 1	Funds Obligated 2
	grand total			173,601.00		

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Nat
X

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

ing

Actual Cost	
Funds Expended 2	Status of Proposed Work 2

ive American Programs Administrator & Date:

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2
all projects	9/30/2005			9/30/2006		

Signature of Executive Director & Date:

X

Signature of Public Housing Director/Officer:

X

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

of Housing

OMB Approval No. 2577-0157 (exp7/31/98)

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Reasons for Revised Target Dates 2

Office of Native American Programs Administrator & Date:
