

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

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

PHA Plan Agency Identification

PHA Name: The Housing Authority of the County of Cook

PHA Number: IL025

PHA Fiscal Year Beginning: (04/2004)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- Provide funding and in-kind support for the Cook County Housing Development Corporation to expand the supply of affordable housing. Also, to assist the Cook County Task Force on Homelessness to acquire funding.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score) Increase use of advanced technology

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Continue to host and chair quarterly meetings of Chicago metropolitan area PHAs.

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: Increase the number of families in the Authority's Family Self Sufficiency Program.
- Provide or attract supportive services to improve assistance recipients' employability: Identify additional resources for job counseling, job training, job placement and supportive services from the Authority's FSS program.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
Administer Metrolink's Welfare-to-Work program and related vouchers.
Administer Shelter Plus Care.

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

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

Other PHA Goals and Objectives: (list below)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan of the Housing Authority of Cook County (HACC) provides specific operational information related to the mission and goals that are stated in the Authority's Five Year Plan.

To address the mission and goals the Annual Plan first identifies the low income housing needs in the Authority's suburban Cook County jurisdiction and the financial resources that are available to HACC.

The Authority then describes policies for eligibility, selection, admission and rents.

The next sections of the Plan concern HACC's public housing developments and address plans for capital improvements and safety, in accordance with the mission and goals.

The Plan concludes with a copy of the most recent financial audit and certifications regarding civil rights and fair housing.

Highlights of major initiatives and discretionary policies are as follows:

- 5. Continued funding for the Housing Choice Voucher Mobility Program**
- 6. Provide continued funding for the Cook County Housing Development Corporation to increase the supply of affordable housing.**

7. Continue to provide safe affordable housing by continuing to administer the Elderly Disabled grant.
8. Pursuant to the Resident Assessment survey, we will strive to increase the communication, safety and public appearance of our owned housing developments.
9. Expand the Resident Initiative job training program.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration – Hard copy only

- FY 2004 Capital Fund Program Annual Statement
 N.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
 FY 2004 Capital Fund Program 5 Year Action Plan (IL025i02)
 Public Housing Drug Elimination Program (PHDEP) Plan
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (IL025b02)
 Other (List below, providing each attachment name)

Statement of Progress in Meeting 5-Year Plan (IL025c02)
Statement of Resident Membership of the PHA Board (IL025e02)
List of Membership of the Resident Advisory Board (IL025d02)
Capacity Statement for Homeownership (IL025f02)
Capital Fund Annual Statement P&E CF50102 (IL025g02)
Capital Fund Annual Statement P&E CF50103 (IL025h02)
Pet Policy (IL025j02)
Certification of Voluntary Conversion Initial Assessment (IL025k02)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing program	Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N.A.	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N.A.	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N.A.	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N.A.	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N.A.	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N.A.	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N.A.	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N.A.	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N.A.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	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	28547 (2)	5	5	5	2	5	5
Income >30% but <=50% of AMI	24232 (2)	5	3	4	2	3	3
Income >50% but <80% of AMI	44294 (2)	5	3	3	2	3	3
Elderly	24001 (1)	5	3	3	5	2	2
Families with Disabilities	10678* (est)(1)	5	3	5	5	3	3
Race/Ethnicity White	69241 (1)	5	3	3	2	3	3
Race/Ethnicity Black	16350 (2)	5	4	5	2	3	4
Race/Ethnicity Hispanic	7653 (2)	5	3	4	2	3	4
Race/Ethnicity Other	3133 (2)	5	3	3	2	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- 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)

*The Consolidated Plan estimates that 11% of households have a disabled person. Per the above data, there are 97,073 of lower-income households (i.e. below 80% of the median income) that are renters, of which 11% = 10,678

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 checked="" 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	10,208	N.A.	Est %
Extremely low income <=30% AMI	7,758	76%	22%
Very low income (>30% but <=50% AMI)	1,531	15%	18%
Low income (>50% but <80% AMI)	919	9%	14%
Families with children	4,131	40%	12%
Elderly families	3,728	37%	10%
Families with Disabilities	1,940	19%	5%
Race/ethnicity Black	6,839	68%	18%
Race/ethnicity White	3,062	30%	16%
Race/ethnicity Hisp	205	2%	18%
Race/ethnicity Other	10,003	98%	15%
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR	1886	32%	N/A
2 BR	2393	41%	N/A
3 BR	1343	23%	N/A
4 BR	223	3%	N/A
5 BR	38	.8%	N/A
5+ BR	4	.2%	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Section 8 closed 1/31/02, Public Housing closed 7/31/02 Does the PHA expect to reopen the list in the PHA Plan year? X No Yes Based on preapplications from the 2002 waiting list we are processing 50,000 applications for Section 8. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Continue to support the operation of Mobility Program. Encourage staff to volunteer as fair housing testers.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$3,897,513	
b) Public Housing Capital Fund	\$3,469,279	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$96,520,610	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	\$379,50000	
h) Community Development Block Grant	\$50,000	Bathroom Renovation
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	\$1,324,440	Special Allocation Vouchers
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 Capital Fund	\$1,519,896	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$3,814,908	Public Housing Operations
4. Other income (list below)		Miscellaneous
4. Non-federal sources (list below)		
Total resources	\$110,976,146	

Note: For FY 2004 Service Coordinator for Public Housing amounts will be funded through the Public Housing Operating Fund pursuant to Notice PIH 2003-22.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) First 100
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe) Within 30 days after application is submitted

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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? 13
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? 13
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 2
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies

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

c. Preferences

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

Residency Preference

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.

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists
If selected, list targeted developments below: All developments
 - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: All developments
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below: All developments
 - Other (list policies and developments targeted below)
Income Preferences – All Developments
- 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) Flat rents for all developments

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: All Developments

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: All Developments

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) Prior violation of Section 8 Program rules
 1. Owe money to the HACC or any other PHA
 2. Terminating for serious program violations

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) We indicate to the Landlord , utility shut-offs for tenant non payment, or any other lease violations resulting in termination of tenancy.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) Applications available at public libraries.

(3) Search Time

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

If yes, state circumstances below:
120 days is given to everyone

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of

application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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)
Social Service Agencies

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

- Through published notices
 Other (list below)

Participating agencies are advised, such as for the Shelter Plus Care and the Family Unification Programs.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: We have adopted the hardship exemptions as stated in Section 3(a)(3)(B) of the USHA per our Resolution 99-HACC-46.

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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

- Other (list/describe below) Consulting private real estate companies.

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)
Approved for higher rent areas, which are the North and Northwest suburbs.

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) Staff knowledge of market rents.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: The Authority currently has 162 employees. The Executive Director is the top administrator, the Deputy Executive Director reports to this position. The Director of Management and the Director of Rent Assistance oversee the day to day operations for both programs and report to the Deputy Executive Director. The balance of the staff and their reporting relationships are detailed in the flowcharts that are available for viewing in our office.

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	2,100	20%
Section 8 Vouchers	12,200	20%
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers	FUP 113 SPC 25	5% 5%

(list individually)	Preservation 260	5%
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)	NA	NA

C. Management and Maintenance Policies

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

- 5. **Public Housing Maintenance and Management: (list below)**
 Personal Policy, Procurement Policy, Admission and Occupancy Policy, Tenant Handbook, Investment Policy, Board Resolutions, Maintenance Handbook, Safety Manuals, Policy and Procedure Manuals for Daily Operations.
- 6. **Section 8 Management: (list below)**
 Personal Policy, Procurement Policy, Admission and Occupancy Policy, Tenant Handbook, Investment Policy, Board Resolutions, Policy and Procedure Manuals for Daily Operations, Employee Handbook.
 All of the above are available for viewing in our office.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Cook County HA is exempt from this component as a high performer.

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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)

-or-

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

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

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

Capital Fund Grant Number IL06P02550204 FFY of Grant Approval:2004

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	589,410
4	1410 Administration	480,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	110,000
10	1460 Dwelling Structures	1,034,869
11	1465.1 Dwelling Equipment-Nonexpendable	80,000
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	25,000
14	1485 Demolition	300,000
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	850,000
19	1502 Contingency	59,410
20	Amount of Annual Grant (Sum of lines 2-19)	3,469,279
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL25-01 Daniel Bergen	Handrails	1460	\$ 4,500
IL25-02 John Mackler	Sewer Renovation Lavatories and Vanities	1450 1460	\$ 100,000 \$ 20,000
IL25-04 Richard Flowers	Storm Doors Weatherstripping	1460 1460	\$ 70,000 \$ 30,000
IL25-05 Sunrise Apartments	Landscaping	1450	\$ 25,000
IL25-06 Celina Blake	Storm Doors Furnace and Duct Cleaning	1460 1460	\$ 70,000 \$ 25,000
IL25-07 Vera Yates	Furnace and Duct Cleaning	1460	\$ 25,000

IL25-08 Edward Brown	Landscaping	1450	\$	30,000
IL25-09 Golden Towers	New Storage Tank	1460	\$	5,000
	Install New Boilers	1460	\$	15,000
	Install New Sprinkler Systems	1450	\$	10,000
	Repair Angle Valves	1460	\$	10,000
IL25-12 Edward Willett	New Sidewalks	1450	\$	20,000
	Sprinkler System	1450	\$	10,000
	Rodding of Drains	1460	\$	25,000
	Weatherstripping	1460	\$	30,000
	Security System	1460		10,000
IL25-13 Juniper Towers	Increase Size Laundry Pipe	1460	\$	25,000
IL25-15 King Apartments	New Door Locks in Stairwells	1460	\$	5,000
	Replace Closet Doors	1460	\$	20,000
IL25-18 Franklin Towers	New Doors	1460	\$	50,000
IL25-19A Perlman Apartments	Tuckpoint	1450	\$	35,000
	Emergency Generator	1450	\$	219,779
IL25-19B Scattered Sites	Water heaters	1460	\$	11,000
	Ranges and Refrigerators	1465	\$	15,000
IL25-20 Henrich				

House	Kitchen Exhaust Fans	1460	\$	30,000
	Replace Ranges	1465	\$	30,000
IL25-22 Cora Covington	New Boilers	1460	\$	150,000
	New Carpet	1460	\$	5,000
	New Shop Doors	1460	\$	6,000
IL25-23 Albert Goedke House	New Dryer Vent Stack	1460	\$	25,000
	New Windows on First Floor	1460	\$	25,000
IL25-24 TW Harvey Apartments	New ADA Front Entrance Doors	1460	\$	25,000
	New Community Room Divider Doors	1460	\$	20,000
IL25-29 Evanston Scattered Sites	New Hot Water Heaters	1460	\$	8,000
	Ranges and Refrigerators	1465	\$	10,000
	New Entrance Doors	1460	\$	15,000
	Landscaping	1450	\$	15,000
	SecurityLighting	1460	\$	5,000
IL25-30A Whelling Tower	New Camera System	1460	\$	25,000
	New Security System	1460	\$	25,000
	New Fencing	1450	\$	10,000
	Standpipe Hoses	1460	\$	5,000
IL25-31 Noyes Court	Ranges	1465	\$	25,000
	MATV System	1460	\$	10,000
	Standpipe Hoses	1460	\$	5,000
	Maintenance Vehicle	1675	\$	25,000
PHA Wide Management Improvements	Resident Initiative Job Training	1408	\$	200,000
	Resident Initiative Coordinator	1408	\$	60,000
	Upgrade Computers	1408	\$	150,000
	Upgrade Security	1408	\$	50,000
	Staff Training	1408	\$	129,410
PHA Wide Administration	Administration - Salaries	1410	\$	480,000

Development	Capital Fund Bond Pool	1498	\$	850,000
Demolition	Demolition	1485	\$	300,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL25-01	3/31/2006	9/30/2007
IL25-02	3/31/2006	9/30/2007
IL25-03	3/31/2006	9/30/2007
IL25-04	3/31/2006	9/30/2007
IL25-05	3/31/2006	9/30/2007
IL25-06	3/31/2006	9/30/2007
IL25-07	3/31/2006	9/30/2007
IL25-08	3/31/2006	9/30/2007
IL25-09	3/31/2006	9/30/2007
IL25-10	3/31/2006	9/30/2007
IL25-11	3/31/2006	9/30/2007
IL25-12	3/31/2006	9/30/2007
IL25-13	3/31/2006	9/30/2007
IL25-15	3/31/2006	9/30/2007
IL25-18	3/31/2006	9/30/2007
IL25-19A	3/31/2006	9/30/2007
IL25-19B	3/31/2006	9/30/2007
IL25-20	3/31/2006	9/30/2007
IL25-22	3/31/2006	9/30/2007
IL25-23	3/31/2006	9/30/2007
IL25-24	3/31/2006	9/30/2007
IL25-29	3/31/2006	9/30/2007
IL25-30A	3/31/2006	9/30/2007
IL25-31	3/31/2006	9/30/2007
Mgmts.	3/31/2006	9/30/2007
Improvements		
Administrative	3/31/2006	9/30/2007
Improvements		

Note: This budget includes \$850,000 for Debt Service Payments under Capital Fund Bond Pool Program. The amounts are indicated under account 1498.

(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 IL025i05
- 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:

- IL25-01 Daniel Bergen
- IL25-02 John Mackler
- IL25-05 Sunrise Apartments
- IL25-06 Celina Blake Homes
- IL25-07 Vera L. Yates Homes
- IL25-10 Lena Canada Homes

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:

- IL25-08 Edward Brown Apartments
- IL25-09 Golden Towers I
- IL25-22 Cora Covington Apartments

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:

- IL25-10 Lena Canada Homes
- IL25-04 Richard Flowers Homes

5. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Lena Canada Homes, Richard Flowers Homes
1b. Development (project) number: IL25-10, IL25-04

2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (1/01/04)
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/04 b. Projected end date of activity: 12/31/04

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description

1a. Development name: Edward Brown, Golden Towers I, Juniper Towers, Cora Covington Apartments, Turlington W. Harvey Apartments
1b. Development (project) number: IL25-08, IL25-09, IL25-13, IL25-22, IL25-24
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (11/01/03)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 472
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? 9

IL25-01 Daniel Bergen Homes, Chicago Heights – 15 Units

IL25-02 John Mackler Homes, Chicago Heights – 37 Units

IL25-05 Sunrise Apartments, Chicago Heights – 120 Units

IL25-03 Robert Allison Homes, Summit – 35 Units

IL25-04 Richard Flowers Homes, Robbins – 100 Units

- IL25-12 Edward Willett Homes, Robbins – 100 Units
- IL25-06 Celina Blake Homes, Ford Heights – 100 Units
- IL25-07 Vera Yates Homes, Ford Heights – 116 Units
- IL25-10 Lena Canada Homes, Ford Heights – 100 Units
- IL25-29 Scattered Sites, Evanston – 19 Units
- IL25-19B Scattered Sites, Evanston – 26 Units
- IL25-30B Scattered Sites, Wheeling– 13 Units

Total of 781 units in four communities.

5. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
 The Authority has 1,401 units that are designated for elderly and/or disable tenants. These units are spread over 13 developments.

6. How many Assessments were conducted for the PHA’s covered developments?
 One assessment was completed for each required development

7. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment

Development Name	Number of Units
None	None

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h)

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

That they participate in our FSS Program.

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.

Cook County HA is exempt from this component as a high performer.

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)
<i>Resident Initiative Program</i>	<i>30</i>	<i>Random</i>	<i>Development Office</i>	<i>Both</i>

(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	NA	NA
Section 8	295	243 01/01/04

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

The Housing Authority of the County of Cook has undertaken the following measures to insure that all residents are complying with the community service requirement.

5. Notice mailed to all Public Housing residents informing them of the requirement.
6. Information mailed to all residents between the age of 18 and 62. This packet included a cover letter describing the requirement, verification cards for community service performed, physician's verification for disability form, caretaker verification form, childcare verification form, job training/education form and a listing of Agencies that are willing to allow community services to be performed at their locations.
7. Modified tenant accounting and housing eligibility software programs to track requirements.
8. Trained staff on the use of these modifications
9. Modified annual recertification forms to include proof of community service. All required residents will be tracked at their annual recertifications.
10. Modified information supplied to new residents coming off the waiting list to include community service requirement information.

These measures will be maintained and refined each year in order to comply with the community service requirement.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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)

- IL25-01 Daniel Bergen Homes, Chicago Heights
- IL25-02 John Mackler Homes, Chicago Heights
- IL25-03 Robert Allison Homes, Summit
- IL25-04 Richard Flowers Homes, Robbins
- IL25-05 Sunrise Apartments, Chicago Heights
- IL25-06 Celina Blake Homes, Ford Heights
- IL25-07 Vera Yates Homes, Ford Heights
- IL25-10 Lena Canada Homes, Ford Heights
- IL25-12 Edward Willett Homes, Robbins

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)

- IL25-01 Daniel Bergen Homes, Chicago Heights
- IL25-02 John Mackler Homes, Chicago Heights
- IL25-03 Robert Allison Homes, Summit
- IL25-04 Richard Flowers Homes, Robbins
- IL25-05 Sunrise Apartments, Chicago Heights
- IL25-06 Celina Blake Homes, Ford Heights
- IL25-07 Vera Yates Homes, Ford Heights
- IL25-10 Lena Canada Homes, Ford Heights
- IL25-12 Edward Willett Homes, Robbins

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 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The pet Policy is an attached file to the plan File IL025j02

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) IL025b02
 Provided below:

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

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

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

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

3. Description of Resident Election Process

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

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: Cook County

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

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

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

B. Other Information Required by HUD

1. Statements of Progress in meeting 5-year Plan Goals
File attached IL025c02
2. List of members of the Resident Advisory Board
File Attached IL025d02
3. Statement of Resident Membership of the PHA Board
File Attached IL025e02
4. Capacity Statement for Homeownership Program
File Attached IL025f02

5. Performance and Evaluation Report as of 9/30/03 Capital Fund 50102
File Attached IL025g02
6. Performance and Evaluation Report as of 9/30/03 Capital Fund 50103
File Attached IL025h02
7. Capital Fund Program Five year Plan
File Attached IL025i02
8. Pet Policy
File Attached IL025j02
9. Certification of Voluntary Conversion Initial Assessment
File Attached IL025k02

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

Attachments

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

The following files are a part of this Plan:

- Agency Plan – IL025v02
- Comments from Resident Advisory Board – IL025b02
- Statement of Progress in meeting 5-year Plan goals – IL025c02
- Listing of Resident Advisory Board – IL025d02
- Statement of Resident on PHA Board – IL025e02
- Capacity Statement for Homeownership Program – IL025f02
- Annual Statement Performance/Evaluation CF50102 – IL025g02
- Annual Statement Performance/Evaluation CF50103 – IL025h02
- Capital Fund Five Year Plan – IL025i02
- Pet Policy – IL025j02
- Certification of Voluntary Conversion Assessment IL025k02

PHA Plan Table Library

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

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

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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

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

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

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Housing Authority of the County of Cook, Illinois
2004 Agency Plan

Comments and Recommendations from the Resident Advisory Board:

The Resident Advisory Board made comments and recommendations that were discussed and included in the 2004 Agency Plan.

Housing Choice Voucher Program

- . **Expanding the Homeownership Program**
- . **Request more Housing Choice Vouchers**
- . **Continue our Tenant Outreach Program for all ethnic groups and disabled**
- . **Continue to fund the Mobility Program**
- . **Stronger lease enforcement on the part of the landlord**
- . **Institute a landlord outreach and training program**
- . **Implement a good neighbor program for Housing Choice Voucher holders**
- . **Increase the amount of affordable housing**
- . **Continue lottery system for Housing Choice Voucher applicants**
- . **Preference for applicants who live or work in jurisdiction**
- . **Amending the 2003 Agency Plan to include the demolition of Lena Canada Homes, Project Ill. 25-10 and designating the following elderly/disabled mixed population projects to elderly only: Ill. 25-8, Ill. 25-9, Ill. 25-13, Ill. 25-22, and Ill. 25-24.**

Low Rent Housing Program

- . **Expand resident training programs**
- . **Recommendations for Capital Improvement**
- . **Designate projects for the elderly only**
- . **Demolition of Lena Canada Homes, Project Ill. 25-10, Ford Heights**
- . **Apply for HOPE VI for Projects Ill. 25-1, Ill. 25-2, and Ill. 25-5 in Chicago Heights**
- . **Promote home ownership program through the HOPE VI Grant Program**
- . **Request additional funds for Capital Improvement from HUD**
- . **Resident training on Pet Policy**
- . **Increase efforts to assist with the establishment of resident councils**
- . **Maintain flat and income-based rents**
- . **Resident Advisory Board fully supported the demolition of Project Ill. 25-10, Lena Canada Homes in Ford Heights and the designation of elderly only for mixed population buildings of elderly/disabled to elderly only for the following projects:**

Ill. 25-8	Edward Brown	Robbins
Ill. 25-9	Golden Towers I	Chicago Heights
Ill. 25-13	Juniper Tower	Park Forest
Ill. 25-22	Cora Covington Apartments	Chicago Heights
Ill. 25-24	Turlington West Apartments	Harvey

Amending the 2003 Agency Plan to include demolition of Ill. 25-10 and designation of five (5) mixed population buildings to elderly only.

All of the above issues and recommendations were considered and included in the 2004 Agency Plan.

Statement of Progress in meeting 5-year Plan Mission & Goals

PHA Goal: Expand the supply of assisted housing:

Section 8 - We have applied for and received more than 300 additional Section 8 Vouchers. Additional funding and in-kind support have been given to the Cook County Housing Development Corporation. We continue to assist the Cook County Task Force on Homelessness, which received several million dollars this year for Supportive Housing Programs under its Continuum of Care.

Public Housing – An effort has been made to reduce vacancies by aggressively making necessary repairs and painting as soon as units become vacant. An aggressive advertising campaign was undertaken in August to assure that we have enough applicants to fill all vacant units.

PHA Goal: Improve the quality of assisted housing:

Section 8 - A set of goals and performance measures were established for the Rent Assistance Division. Additional training was provided to the staff regarding customer service. Enhancements were made in the computer systems. A consulting firm was hired to conduct a thorough review of the Rent Assistance Division.

Public Housing – The Authority has used its capital funds to cycle paint several developments, replace medicine cabinets, ranges, refrigerators, dryer vents, sidewalks, mailboxes, gutter and downspouts, boilers, furnaces, window blinds, water piping systems, landscaping, door closers, intercom systems, patio doors security cameras, etc. We have also installed new security lighting, and keyless entry systems. We have purchased new vehicles, lawn mowers, snow blowers and door and window screens. We have also attempted to bring our buildings into ADA compliance in the first year of this five-year program.

PHA Goal: Increase assisted housing choices:

Additional funding was provided to Lutheran General Family Services, to continue the Mobility Program. Lutheran General Family Services and the Authority are continuing their landlord outreach efforts. The voucher payments standards have been increased, and further increases will be requested as soon as possible. We are exploring the possibility of offering a homeownership program to participants in our Family Self-Sufficiency Program, now that final regulations have been issued.

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

Section 8 - Additional families have enrolled in the FSS Program, which now serves more than 140 households. Fifty-four families have escrow accounts. A position of FSS Caseworker was created and filled. This person will enable us to identify additional resources and support services for the FSS Program. Most of the required 100 families have been housed under our Metrolinks Welfare-to-Work Program.

Public Housing – Through our Resident Initiatives program we trained 70 residents. In October, we initiated the Job Opportunity Fair where 32 residents and 15 non-residents were employed. Through an agreement with the Walgreen's Corporation we have trained 2 residents to train other residents to become cashiers in the Walgreen stores. We took 45 sophomores, juniors and senior high school students on a college tour that included several traditional black colleges in the Southeast. In the past 80% of the kids that attended this tour enrolled in one of the colleges visited.

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

Notices regarding the reopening of the Section 8 waiting list were sent to many groups, including those that assist minorities and women. Landlord outreach continued to be focused on non-impacted areas. This effort should also help to identify more handicapped-accessible units. Our various efforts to improve operations and customer service should attract more landlords, which will provide more housing options to Voucher-holders. The mobility Program has continued, along with its security deposit revolving loan fund. Several staff members were trained as fair housing testers.

PHA Goal: Provide an improved living environment:

We have over the past 12 months implemented an agreement with the Robbins police department to provide additional patrols over and above the baseline service. This program has been a great success. We are now talking to the Chicago Heights police department about the possibility to do the same. We have also added additional lighting and fencing in all areas.

Title	FirstName	LastName	Address1	Address2	City	State	PostalCode	Designation
Ms.	Salencia	Boykin	21 Kristin Place	Apartment 130	Schaumburg	Illinois	60195	Section 8
Ms.	Thelma	Carter	350 juniper	Apartment	Park Forest	Illinois	60466	Public Housing
Ms.	Loleta	Cook	7625 West Harvard Street	Apartment #1F	Forest Park	Illinois	60130	Section 8
Ms.	Kathleen	Elliott	10618 Mayfield	Apartment 2	Chicago Ridge	Illinois	60415	Section 8
Ms.	Paula	Howard	1704 East End Avenue		Chicago Heights	Illinois	60411	Public Housing
Ms.	Mamie	Ingram	350 Juniper St.	Apartment 403	Park Forest	Illinois	60466	Public Housing
Ms.	Loretta	Judon	1510 Darrow Avenue	Apartment F	Evanston	Illinois	60201	Section 8
Ms.	Mary	Kaup	9535 Franklin Avenue	Apartment 507	Franklin Park	Illinois	60131	Public Housing
Ms.	Raquel	Kramp	9535 Franklin Avenue	Apartment 414	Franklin Park	Illinois	60131	Public Housing
Ms.	Fannie	Lane	2300 Noyes Court	Apartment 212	Evanston	Illinois	60202	Public Housing
Ms.	Beauty	Locke	3210 West 139th Street	Apartment 702	Robbins	Illinois	60472	Public Housing
Ms.	Josephine	Marchetti	9535 Franklin Avenue		Franklin Park	Illinois	60131	Public Housing
Mr.	John	Martin	350 juniper		Park Forest	Illinois	60466	Public Housing
Ms.	Taishiya	Nix	8743 North St. Louis	Apartment #2	Skokie	Illinois	60076	Section 8
Ms.	Carol	Passmore	9238 Gross Point Road	Apartment 711	Skokie	Illinois	60076	Public Housing
Ms.	Sarra	Pokotilo	9201 Maryland	Apartment 612	Chicago	Illinois	60714	Public Housing
Mr.	Andrew F.	Presswood	13920 South Finley		Robbins	Illinois	60411	Public Housing
Ms.	Tonita	Scott	16122 South Homan		Markham	Illinois	60426	Section 8
Ms.	Delisa	Staples	9128 Lawler Avenue	2nd Floor	Skokie	Illinois	60477	Section 8
Mr.	Jimmy	Viverette	1036 Lexington Circle		Ford Heights	Illinois	60411	Public Housing
Ms.	Berneice	Warnell	350 Juniper		Park Forest	Illinois	60466	Public Housing
Ms.	Delores	White	16319 South Central Park		Markham	Illinois	60426	Section 8

Statement of Resident on the PHA Board:

Bonnie Edna Denwiddle-Bishop a current resident in one of our public housing development located in Chicago Heights has been appointed and approved to serve on our Board of Commissioners. Ms. Deniddle Bishop's appointment was dated December 19, 2000. Her term will expire June 01, 2004.

Capacity Statement for Homeownership Program

The Housing Authority will have the capacity to administer the Homeownership Program for Voucher –Holders because it will require that financing for home purchases comply with generally accepted private sector underwriting practices.

2001 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements Soft Costs	325,000.00	637,392.23	637,392.23	637,392.23
	Management Improvements Hard Costs	-	52,012.54	52,012.54	52,012.54
4	1410 Administration	480,000.00	474,260.54	474,260.54	306,790.22
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	130,000.00	29,519.14	29,519.14	29,519.14
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	842,500.00	215,546.34	215,546.34	215,546.34
10	1460 Dwelling Structures	2,537,750.00	2,994,640.56	2,994,640.56	1,609,640.56
11	1465.1 Dwelling Equipment—Nonexpendable	168,000.00	121,071.75	121,071.75	121,071.75
12	1470 Nondwelling Structures	-	93,923.85	93,923.85	93,923.85
13	1475 Nondwelling Equipment	17,000.00	76,012.05	76,012.05	76,012.05
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	194,129.00	-	-	-
	Amount of Annual Grant: (sum of lines 2-19)	4,694,379.00	4,694,379.00	4,694,379.00	3,141,908.68
	Amount of line XX Related to LBP Activities	-	-	-	-
	Amount of line XX Related to Section 504 compliance	-	-	-	-

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

PHA Name: The Housing Authority of the County of Cook	Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: September 30, 2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs	-	43,211.31	43,211.31	43,211.31
	Amount of Line XX related to Security—Hard Costs	546,000.00	78,065.00	78,065.00	78,065.00
	Amount of line XX Related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

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

PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-01	Interior Doors		1460	100%	18,000.00	788.75	788.75	788.75	Completed
Daniel Bergen	Security Fencing		1450	100%	25,000.00	-	-	-	Re- Programmed
IL 25-02	Interior Doors		1460	100%	45,000.00	1,094.65	1,094.65	1,094.65	Completed
John Mackler	Security Fencing		1450	100%	25,000.00	-	-	-	Re- Programmed
IL 25-03	Interior Doors		1460	100%	42,000.00	-	-	-	Re- Programmed
Robert Allison	Replace Sill Cocks		1460	100%	20,000.00	-	-	-	Re- Programmed
	Site Improvements		1450	100%	25,000.00	15,069.75	15,069.75	15,069.75	Completed
	Emergency Furnace Repairs		1460	100%	-	10,054.50	10,054.50	10,054.50	Completed
IL 25-04	Standpipes		1460	100%	200,000.00	-	-	-	Re- Programmed
Richard	Interior Light Fixtures		1460	100%	15,000.00	59,338.00	59,338.00	59,338.00	Completed
Flowers	New Dryer Vents		1460	100%	25,000.00	956.00	956.00	956.00	Completed
	Painting		1460	100%	100,000.00	72,466.00	72,466.00	72,466.00	Completed
	Replace Sill Cocks		1460	100%	50,000.00	-	-	-	Re- Programmed
	Security Fencing		1460	100%	25,000.00	-	-	-	Re- Programmed
	Emergency Furnace Repairs		1460	100%	-	39,193.64	39,193.64	39,193.64	Completed
	Emergency Water Line Repairs		1460	100%	-	4,853.75	4,853.75	4,853.75	Completed

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

PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
IL 25-05	Interior Doors		1460	100%	170,000.00	134,383.44	134,383.44	134,383.44	Completed	
Sunrise	Replace Dryer Vents		1460	100%	30,000.00	-	-	-	Re- Programmed	
Apartments	Replace Sill Cocks		1460	100%	10,000.00	-	-	-	Re- Programmed	
	Install Ceiling Light Fixtures		1460	100%	84,000.00	71,133.08	71,133.08	71,133.08	Completed	
	Medicine Cabinets		1460	100%	30,000.00	25,438.32	25,438.32	25,438.32	Completed	
	Security Lighting		1450	100%	25,000.00	21,198.60	21,198.60	21,198.60	Completed	
	Emergency Furnace Repairs		1460	100%	-	47,701.12	47,701.12	47,701.12	Completed	
	Painting & Drywall		1460	100%	-	3,496.00	3,496.00	3,496.00	Completed	
	Carpentry Renovation		1460	100%	-	3,402.00	3,402.00	3,402.00	Completed	
	Emergency Water Line Repairs		1460	100%	-	4,235.00	4,235.00	4,235.00	Completed	
IL 25-06	Renovate Playground		1450	100%	25,000.00	21,865.30	21,865.30	21,865.30	Completed	
Celina	Painting & Drywall		1460	100%	-	3,400.00	3,400.00	3,400.00	Completed	
Blake	Plumbing Renovation		1460	100%	-	14,979.75	14,979.75	14,979.75	Completed	
	Door Replacement		1460	100%	-	16,146.80	16,146.80	16,146.80	Completed	
	Electrical Renovation		1460	100%	-	21,473.00	21,473.00	21,473.00	Completed	
	Carpentry Renovation		1460	100%	-	50,616.97	50,616.97	50,616.97	Completed	
	Emergency Furnace Repairs		1460	100%	-	25,253.64	25,253.64	25,253.64	Completed	

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
IL 25-07	Medicine Cabinets		1460	100%	29,000.00	15,625.73	15,625.73	15,625.73	Completed	
Vera	Replace Sill Cocks		1460	100%	30,000.00	-	-	-	Re- Programmed	
Yates	Emergency Water Line Repairs		1460	100%	-	7,204.00	7,204.00	7,204.00	Completed	
	Painting & Drywall		1460	100%	-	2,600.00	2,600.00	2,600.00	Completed	
	Plumbing Renovation		1460	100%	-	14,235.50	14,235.50	14,235.50	Completed	
	Door Renovation		1460	100%	-	17,075.20	17,075.20	17,075.20	Completed	
	Electrical Renovation		1460	100%	-	25,257.00	25,257.00	25,257.00	Completed	
	Carpentry Renovation		1460	100%	-	74,123.90	74,123.90	74,123.90	Completed	
	Emergency Furnace Repairs		1460	100%	-	26,069.02	26,069.02	26,069.02	Completed	
IL 25-08	Security Cameras		1460	100%	25,000.00	-	-	-	Re- Programmed	
Edward Brown	Replace Concrete Pad Under Boiler		1450	100%	5,000.00	-	-	-	Re- Programmed	
	Replace Concrete Pad Under Dumpster		1450	100%	2,500.00	6,250.00	6,250.00	6,250.00	Completed	
	Replace Pipes for Laundry Room		1460	100%	25,000.00	6,026.00	6,026.00	6,026.00	Completed	
	Snow Blower		1475	100%	5,000.00	-	-	-	Re- Programmed	
	A/C Sleeves		1460	100%	200,000.00	171,148.00	171,148.00	171,148.00	Completed	
	New Kitchen Lighting		1460	100%	60,000.00	11,376.50	11,376.50	11,376.50	Completed	
	A&E		1430	100%	20,000.00	360.00	360.00	360.00	Completed	
	Replace Boilers		1460	100%	200,000.00	8,167.56	8,167.56	8,167.56	Completed	
	A&E		1430	100%	20,000.00	-	-	-	Re- Programmed	
	Emergency Water Line Repairs		1460	100%	-	9,579.04	9,579.04	9,579.04	Completed	

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-09	Ranges & Refrigerators		1465	100%	30,000.00	2,831.00	2,831.00	2,831.00	Completed
Golden Towers I	Replace Water Piping		1460	100%	446,000.00	2,132.00	2,132.00	2,132.00	Completed
	A&E		1430	100%	40,000.00	9,936.53	9,936.53	9,936.53	Completed
	Carpentry Renovation		1460	100%	-	6,040.00	6,040.00	6,040.00	Completed
	Site Improvements		1450	100%	-	6,650.00	6,650.00	6,650.00	Completed
	Replace Lobby Carpeting		1460	100%	-	4,409.01	4,409.01	4,409.01	Completed
IL 25-10	Renovate Community Room		1460	100%	30,000.00	-	-	-	Re- Programmed
Lena	Medicine Cabinets		1460	100%	31,750.00	13,291.93	13,291.93	13,291.93	Completed
Canada	Bathroom Renovation		1460	100%	-	1,674.50	1,674.50	1,674.50	Completed
	Painting & Drywall		1460	100%	-	9,879.00	9,879.00	9,879.00	Completed
	Plumbing Renovation		1460	100%	-	12,401.00	12,401.00	12,401.00	Completed
	Door Replacement		1460	100%	-	13,451.85	13,451.85	13,451.85	Completed
	Electrical Renovation		1460	100%	-	17,084.00	17,084.00	17,084.00	Completed
	Carpentry Renovation		1460	100%	-	13,486.00	13,486.00	13,486.00	Completed
	Emergency Furnace Repairs		1460	100%	-	19,048.71	19,048.71	19,048.71	Completed

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

PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
25-11	Emergency Window Replacement		1460	100%	-	7,165.00	7,165.00	7,165.00	Completed	
Huntington	Interior Light Fixtures		1460	100%	-	15,594.08	15,594.08	15,594.08	Completed	
Apartments	Storage Shed		1460	100%	-	9,425.00	9,425.00	9,425.00	Completed	
	Compactor		1475	100%	-	2,850.00	2,850.00	2,850.00	Completed	
	Smoke Detectors		1460	100%	-	1,331.00	1,331.00	1,331.00	Completed	
	Emergency Heating Repairs		1460	100%	-	10,676.30	10,676.30	10,676.30	Completed	
25-12	Replace Bathroom Doors		1460	100%	30,000.00	-	-	-	Re- Programmed	
Edward	Window Blinds		1460	100%	25,000.00	-	-	-	Re- Programmed	
Willett	Site Improvements		1450	100%	30,000.00	9,331.00	9,331.00	9,331.00	Completed	
	Security Fencing		1450	100%	50,000.00	-	-	-	Re- Programmed	
	Storm Doors		1460	100%	10,000.00	9,158.15	9,158.15	9,158.15	Completed	
	Medicine Cabinets		1460	100%	25,000.00	12,826.93	12,826.93	12,826.93	Completed	
	Painting & Drywall		1460	100%	-	5,195.00	5,195.00	5,195.00	Completed	
	Emergency Furnace Repairs		1460	100%	-	6,662.33	6,662.33	6,662.33	Completed	
	Carpentry Renovation		1460	100%	-	4,127.60	4,127.60	4,127.60	Completed	
	Floor Tile		1460	100%	-	2,400.00	2,400.00	2,400.00	Completed	

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

PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-13	Security Fencing		1450	100%	250,000.00	-	-	-	Re- Programmed
Juniper Tower	Catch Basins		1460	100%	150,000.00	4,925.00	4,925.00	4,925.00	Completed
	Covered Walkway		1450	100%	50,000.00	-	-	-	Re- Programmed
	Painting & Drywall		1460	100%	-	2,549.00	2,549.00	2,549.00	Completed
	Emergency Tuckpointing		1460	100%	-	955.50	955.50	955.50	Completed
	Electrical Renovation		1460	100%	-	1,388.00	1,388.00	1,388.00	Completed
IL 25-15	Door Replacement		1460	100%	-	30,791.07	30,791.07	30,791.07	Completed
King Apartments	Storage Shed		1460	100%	-	9,120.00	9,120.00	9,120.00	Completed
	Floor Tile		1460	100%	-	6,325.00	6,325.00	6,325.00	Completed
	Emergency Tuckpointing		1460	100%	-	19,233.00	19,233.00	19,233.00	Completed
	Emergency Heating Repairs		1460	100%	-	10,329.68	10,329.68	10,329.68	Completed
	Fencing		1450	100%	-	2,387.28	2,387.28	2,387.28	Completed
IL 25-18	Site Improvements		1450	100%	50,000.00	65,000.00	65,000.00	65,000.00	Completed
Franklin Apartment	Office Furniture		1475	100%	10,000.00	-	-	-	Re- Programmed
	Air Conditioning Units		1465	100%	76,000.00	8,500.00	8,500.00	8,500.00	Completed
	Weatherstrip Doors & Windows		1460	100%	25,000.00	7,967.07	7,967.07	7,967.07	Completed
	Replace Community Room Doors		1460	100%	10,000.00	-	-	-	Re- Programmed
	Emergency Heating Repairs		1460	100%	-	9,219.21	9,219.21	9,219.21	Completed

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-19A	Emergency Tuckpointing		1460	100%	-	6,838.30	6,838.30	6,838.30	Completed
Perlman	Roof Replacement		1460	100%	-	1,800.00	1,800.00	1,800.00	Completed
Apartments	Site Improvements		1450	100%	-	6,924.09	6,924.09	6,924.09	Completed
25-19B	Fencing		1450	100%	30,000.00	13,830.00	13,830.00	13,830.00	Completed
Scattered Sites	Replace Closet & Utility Room Byfold Doors		1460	100%	-	91,203.19	91,203.19	91,203.19	Completed
	Emergency Furnace Repairs		1460	100%	-	1,550.00	1,550.00	1,550.00	Completed
	Emergency Water Line Repairs		1460	100%	-	6,525.00	6,525.00	6,525.00	Completed
IL 25-20	Exterior Lighting		1450	100%	10,000.00	1,399.00	1,399.00	1,399.00	Completed
Henrich House	Ranges & Refrigerators		1465	100%	20,000.00	-	-	-	Re-Programmed
	Snow Blower		1475	100%	2,000.00	-	-	-	Re-Programmed
	Door Replacement		1460	100%	-	10,779.00	10,779.00	10,779.00	Completed
	Storage Shed		1460	100%	-	6,408.00	6,408.00	6,408.00	Completed
	Floor Tile		1460	100%	-	15,250.00	15,250.00	15,250.00	Completed
	Roof Replacement		1460	100%	-	1,630.00	1,630.00	1,630.00	Completed
IL 25-22	Renovate Elevators		1460	100%	250,000.00	1,384.00	1,384.00	1,384.00	Completed
Golden Towers II	A&E		1430	100%	25,000.00	7,800.00	7,800.00	7,800.00	Completed
	Emergency Asbestos Removal		1460	100%	-	6,870.00	6,870.00	6,870.00	Completed
	Replace Windows		1460	100%	-	875.00	875.00	875.00	Completed
	Site Improvements		1450	100%	-	4,200.00	4,200.00	4,200.00	Completed
	Replace Carpeting		1460	100%	-	2,403.10	2,403.10	2,403.10	Completed

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-23	Security System		1460	100%	5,000.00	-	-	-	Re- Programmed
Albert	New Sidewalks		1450	100%	20,000.00	-	-	-	Re- Programmed
Goedke	New Ranges		1465	100%	42,000.00	-	-	-	Re- Programmed
	Tuckpointing		1450	100%	50,000.00	1,185.00	1,185.00	1,185.00	Completed
	Emergency Ventilation System		1460	100%	-	21,126.03	21,126.03	21,126.03	Completed
	Emergency Window Replacement		1460	100%	-	-	-	-	Re- Programmed
	Emergency Heating Repairs		1460	100%	-	5,854.15	5,854.15	5,854.15	Completed
	Emergency Hot Water Pump Repairs		1460	100%	-	7,490.25	7,490.25	7,490.25	Completed
	Door Replacement		1460	100%	-	11,164.65	11,164.65	11,164.65	Completed
	Kitchen Cabinet Replacement		1460	100%	-	4,176.00	4,176.00	4,176.00	Completed
IL 25-24	ADA Water Closets		1460	100%	-	80,532.33	80,532.33	2,972.33	In Process
Harvey	Replace Water Piping		1460	100%	-	1,149,091.92	1,149,091.92	21,701.92	In Process
Apartments	A & E Fees		1430	100%	-	-	-	-	Re- Programmed
	Lavatories & Vanities		1460	100%	-	116,340.00	116,340.00	-	In Process
	Replace Medicine Cabinets		1460	100%	-	63,710.00	63,710.00	-	In Process
	Door Replacement		1460	100%	-	1,479.00	1,479.00	1,479.00	Completed
	Storage Shed		1460	100%	-	2,210.00	2,210.00	2,210.00	Completed
	Interior Light Fixtures		1460	100%	-	2,258.00	2,258.00	2,258.00	Completed
	Floor Tile		1460	100%	-	3,445.00	3,445.00	3,445.00	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-29	Fencing		1450	100%	26,000.00	2,315.00	2,315.00	2,315.00	Completed
Scattered Sites	Replace Windows		1460	100%	60,000.00	15,244.99	15,244.99	15,244.99	Completed
IL 25-30A	Replace Entrance Canopy		1450	100%	60,000.00	3,225.00	3,225.00	3,225.00	Completed
Wheeling	Replace Carpeting		1460	100%	7,000.00	-	-	-	Re- Programmed
Tower	Site Improvements		1450	100%	20,000.00	21,391.32	21,391.32	21,391.32	Completed
	Expand Parking Lot		1450	100%	50,000.00	-	-	-	Re- Programmed
	Emergency Window Replacement		1460	100%	-	10,844.40	10,844.40	10,844.40	Completed
	Floor Tile		1460	100%	-	950.00	950.00	950.00	Completed
	Emergency Tuckpointing		1460	100%	-	1,740.00	1,740.00	1,740.00	Completed
	Door Replacement		1460	100%	-	9,531.95	9,531.95	9,531.95	Completed
IL 25-30B	No Jobs for this Development								
Scattered Sites									
IL 25-31	Site Improvements		1450	100%	14,000.00	13,325.00	13,325.00	13,325.00	Completed
Noyes	A&E Ventilating Survey		1430	100%	5,000.00	-	-	-	Re- Programmed
Court	Emergency Window Replacement		1460	100%	-	10,259.00	10,259.00	10,259.00	Completed
	Emergency Water Line Repairs		1460	100%	-	5,138.17	5,138.17	5,138.17	Completed
	Door Replacement		1460	100%	-	17,385.35	17,385.35	17,385.35	Completed
	Roof Replacement		1460	100%	-	2,000.00	2,000.00	2,000.00	Completed
CMO	Maintenace Building		1470	100%	-	93,923.85	93,923.85	93,923.85	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA	Resident Job Training		1408	100%	115,000.00	502,533.90	502,533.90	502,533.90	Completed
Wide	Resident Initiatives Coordinator		1408	100%	60,000.00	60,000.00	60,000.00	60,000.00	Completed
	Upgrade Computers		1408	100%	90,000.00	19,036.95	19,036.95	19,036.95	Completed
	Upgrade Security		1408	100%	50,000.00	80,146.43	80,146.43	80,146.43	Completed
	Staff Training		1408	100%	10,000.00	27,687.49	27,687.49	27,687.49	Completed
	Modernization Staff Salary & Benefits		1410	100%	480,000.00	474,260.54	474,260.54	306,790.22	In Process
	Printing & Advertising		1430	100%	20,000.00	11,422.61	11,422.61	11,422.61	Completed
	Contingency		1502	100%	194,129.00	-	-	-	Completed
	Snow Blower		1475	100%	-	1,098.00	1,098.00	1,098.00	Completed
	Ranges & Refrigerators		1475	100%	-	55,616.90	55,616.90	55,616.90	Completed
	Office Furniture		1475	100%	-	28,558.65	28,558.65	28,558.65	Completed
	Air Conditioner Units		1465	100%	-	54,123.85	54,123.85	54,123.85	Completed
	Lawn Mowers		1465	100%	-	4,235.40	4,235.40	4,235.40	Completed
	Pallet Trucks		1475	100%	-	39,270.00	39,270.00	39,270.00	Completed

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

PHA Name: Housing Authority of Cook County		The	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL 25-01 Daniel Bergen	3/31/01	6/30/03	12/31/02	3/31/02	6/30/05	12/31/02		
IL 25-02 John Mackler	3/31/01	6/30/03	12/31/02	3/31/02	6/30/05	12/31/02		
IL 25-03 Robert Allison	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-04 Richard Flowers	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	9/30/03		
IL 25-05 Sunrise Apartment	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-06 Celina Blake	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-07 Vera Yates	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-08 Edward Brown	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-09 Golden Tower I	3/31/01	6/30/03	3/31/03	3/31/02	6/30/05	3/31/03		

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

PHA Name: Housing Authority of Cook County		The	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL 25-10								
Lena Canada	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-11								
Huntington Apartments	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	9/30/03		
IL 25-12								
Edward Willet	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-13								
Juniper Tower	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-15								
King Apartments	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-18								
Franklin Apartments	3/31/01	6/30/03	3/31/03	3/31/02	6/30/05	3/31/03		
IL 25-19A								
Perlman Apartments	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-19B								
Scattered Sites	3/31/01	6/30/03	3/31/03	3/31/02	6/30/05	3/31/03		
IL 25-20								
Henrich House	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		

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

PHA Name: Housing Authority of Cook County		The	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL 25-22								
Golden Towers II	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-23								
Albert Goedke	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-24								
Harvey Apartments	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05			
IL 25-29								
Scattered Sites	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-30A								
Wheeling Tower	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
IL 25-30B								
Scattered Sites	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	6/30/03		
CMO	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05	9/30/03		
PHA Wide	3/31/01	6/30/03	6/30/03	3/31/02	6/30/05			

2002 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: September 30, 2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements Soft Costs	505,000.00	775,999.21	690,796.98	631,602.38
	Management Improvements Hard Costs	-	34,000.79	34,000.79	34,000.79
4	1410 Administration	480,000.00	480,000.00	480,000.00	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
	1430 Fees and Costs	30,000.00	141,000.00	124,396.49	101,970.06
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	285,000.00	262,168.92	99,331.25	57,754.25
10	1460 Dwelling Structures	2,995,150.00	2,654,847.57	838,843.35	565,697.18
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00	70,000.00	63,878.37	46,616.37
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	5,000.00	50,527.51	49,828.76	49,828.76
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	108,394.00	-	-	-

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

PHA Name: The Housing Authority of the County of Cook	Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: September 30, 2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-19)	4,468,544.00	4,468,544.00	2,381,075.99	1,487,469.79
	Amount of line XX Related to LBP Activities	-	-	-	-
	Amount of line XX Related to Section 504 compliance	-	-	-	-
	Amount of line XX Related to Security –Soft Costs	-	20,040.00	20,040.00	20,040.00
	Amount of Line XX related to Security—Hard Costs	310,000.00	273,960.00	72,379.87	55,074.87
	Amount of line XX Related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-01	Security Lighting		1460	100%	20,000.00	14,000.00	-	-	Open
Daniel Bergen	Gutter Replacement		1450	100%	5,000.00	5,000.00	-	-	Open
	New Entrance Canopy		1460	100%	30,000.00	30,000.00	-	-	Open
	Storm Door Replacement		1460	100%	5,000.00	5,000.00	3,119.55	-	In Process
	Storm Window Replacement		1460	100%	5,000.00	5,000.00	3,119.55	-	In Process
IL 25-02	Security Lighting		1450	100%	20,000.00	10,000.00	-	-	Open
John Mackler	Gutter Replacement		1460	100%	10,000.00	10,000.00	-	-	Open
	Storm Door Replacement		1460	100%	37,000.00	37,000.00	22,915.25	-	In Process
	Storm Window Replacement		1460	100%	5,000.00	5,000.00	3,119.55	-	In Process
	Tile Replacement		1460	100%	74,000.00	74,000.00	3,675.25	1,237.50	In Process
	Handrails		1460	100%	74,000.00	16,750.00	-	-	Open
	Furnace Flues		1460	100%	37,000.00	37,000.00	9,935.00	9,935.00	In Process
	Hot Water Tanks		1460	100%	11,000.00	11,000.00			Open
IL 25-03	Rear Entrance Renovation		1460	100%	25,000.00	25,000.00	7,820.00	7,820.00	In Process
Robert Allison	Restripe Parking Lot		1450	100%	10,000.00	10,000.00	-	-	Open
							-	-	
IL 25-04	Retile Kitchen Floors		1460	100%	50,000.00	50,000.00	6,775.00	6,775.00	In Process
Richard	ADA Entrance Renovation		1460	100%	-	8,315.00	8,315.00	8,315.00	Completed
Flowers	Electrical Renovation		1460	100%	-	2,220.00	2,220.00	2,220.00	Completed
	Emergency Furnace Repairs		1460	100%	-	10,000.00	2,399.59	2,399.59	In Process
	Emergency Water Line Repairs		1460	100%	-	7,675.00	7,675.00	7,675.00	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-05	Security Lighting		1450	100%	35,000.00	35,000.00	6,720.00	6,720.00	In Process
Sunrise	Storm Door Replacement		1460	100%	5,000.00	5,000.00	3,119.55	-	In Process
Apartments	Storm Window Replacement		1460	100%	5,000.00	5,000.00	3,119.55	-	In Process
	Handrails		1460	100%	15,000.00	15,000.00	-	-	Open
	New Doorbell Installation		1460	100%	10,800.00	10,800.00	-	-	Open
	Hot Water Tanks		1460	100%	27,000.00	27,000.00	-	-	Open
	Landscaping		1450	100%	-	2,150.00	2,150.00	2,150.00	Completed
	Emergency Water Line Repairs		1460	100%	-	3,870.80	3,870.80	3,870.80	Completed
IL 25-06	Gas Dryer Hook-up Vents		1460	100%	15,000.00	15,000.00	-	-	Open
Celina Blac	Install Sill Cocks		1460	100%	40,000.00	-	-	-	Re-Programmed
	Plumbing Renovation		1460	100%	150,000.00	150,000.00	30,805.74	30,805.74	In Process
	New Address Boards		1460	100%	10,000.00	10,000.00	-	-	Open
	Painting & Drywall		1460	100%	75,000.00	96,011.00	96,011.00	39,033.50	In Process
	Carpentry Renovation		1460	100%	-	10,000.00	7,300.00	7,300.00	In Process
	Electrical Renovation		1460	100%	-	5,000.00	1,484.00	1,484.00	In Process
	Emergency Furnace Repairs		1460	100%	-	5,000.00	-	-	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-07	Install Sill Cocks		1460	100%	15,000.00	1,128.36	1,128.36	1,128.36	Completed
Vera	Plumbing Renovation		1460	100%	150,000.00	107,913.90	38,917.05	38,917.05	In Process
Yates	Install Cleanouts in One Bedroom Units		1460	100%	10,000.00	10,000.00	-	-	Open
	New Address Boards		1460	100%	11,600.00	11,600.00	-	-	Open
	Painting & Drywall		1460	100%	75,000.00	109,580.00	109,580.00	103,830.00	In Process
	Ranges		1465	100%	15,000.00	-	-	-	Re-Programmed
	Refrigerators		1465	100%	15,000.00	-	-	-	Re-Programmed
	Carpentry Renovation		1460	100%	-	10,000.00	8,062.35	8,062.35	In Process
	Electrical Renovation		1460	100%	-	5,000.00	3,789.00	3,789.00	In Process
	Fencing		1450	100%	-	11,184.88	11,184.88	8,784.88	In Process
IL 25-08	Ventilation Survey		1430	100%	5,000.00	5,000.00	-	-	Open
Edward	Install ADA Water Closets		1460	100%	50,000.00	50,000.00	6,400.92	2,575.50	In Process
Brown	Storage Shed		1460	100%	-	2,160.00	2,160.00	2,160.00	Completed
	Emergency Water Line Repairs		1460	100%	-	4,483.87	4,483.87	4,483.87	Completed
IL 25-09	Balance Heating System		1460	100%	5,000.00	5,000.00	-	-	Open
Golden Towers I	Install ADA Water Closets		1460	100%	55,000.00	55,000.00	-	-	Open

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

PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-10	Elevate Manholes		1450	100%	5,000.00	5,000.00	-	-	Open
Lena	Install Sill Cocks		1460	100%	15,000.00	-	-	-	Re- Programmed
Canada	Install Cleanouts		1460	100%	28,000.00	13,000.00	1,980.95	1,980.95	In Process
	Bathroom Renovation		1460	100%	150,000.00	16,215.80	16,215.80	16,215.80	Completed
	New Address Boards		1460	100%	10,000.00	10,000.00	-	-	Open
	Ranges		1465	100%	15,000.00	-	-	-	Re- Programmed
	Refrigerators		1465	100%	15,000.00	-	-	-	Re- Programmed
	Carpentry Renovation		1460	100%	-	10,000.00	-	-	In Process
	Electrical Renovation		1460	100%	-	5,000.00	-	-	In Process
	Plumbing Renovation		1460	100%	-	2,230.04	2,230.04	2,230.04	Completed
	Emergency Furnace Repairs		1460	100%	-	11,350.00	4,495.00	4,495.00	In Process
25-11	Bathroom & Bedroom Door Replacement		1460	100%	80,000.00	80,000.00	15,821.72	15,821.72	In Process
Huntington	10 th Floor Lobby Ceiling Tile		1460	100%	8,000.00	7,535.00	7,535.00	7,535.00	Completed
Apartments	Roof Fans		1460	100%	6,000.00	6,000.00	-	-	Open
	Emergency Heating Repairs		1460	100%	-	7,755.00	7,755.00	1,205.00	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
25-12	Painting & Drywall		1460	100%	120,000.00	120,000.00	116,888.96	103,733.96	In Process
Edward	Catch Basins		1460	100%	-	8,500.00	8,500.00	8,500.00	Completed
Willett	Door Replacement		1460	100%	-	20,059.90	20,059.90	20,059.90	Completed
	Emergency Water Line Repairs		1460	100%	-	6,430.00	6,430.00	6,430.00	Completed
	Plumbing Repairs		1460	100%	-	86,750.00	86,750.00	-	In Process
IL 25-13	Closet Door Replacement		1460	100%	75,000.00	75,000.00	-	-	Open
Juniper	Heating Valve & Fin Tubes Replacement		1460	100%	50,000.00	10,000.00	7,692.65	7,692.65	In Process
Tower	Install ADA Water Closets		1460	100%	70,000.00	70,000.00	-	-	Open
	Roof Replacement		1460	100%	-	2,200.00	2,200.00	2,200.00	Completed
IL 25-15	Exterior Security Lighting		1450	100%	10,000.00	4,500.00	-	-	Open
King	Window and Blind Replacement		1460	100%	300,000.00	2,215.00	2,215.00	2,215.00	Completed
Apartments	Kitchen Light Fixtures		1460	100%	30,000.00	30,000.00	3,594.00	3,594.00	In Process
	Medicine Cabinets		1460	100%	31,750.00	31,750.00	-	-	Open
	Lounge Furniture		1475	100%	5,000.00	-	-	-	Re- Programmed
	Catch Basins		1460	100%	-	16,378.00	16,378.00	16,378.00	Completed
	Emergency Heating Repairs		1460	100%	-	11,300.00	11,300.00	-	In Process
	Emergency Fence Repairs		1450	100%	-	3,576.00	3,576.00	3,576.00	Completed
	Door Replacement		1460	100%	-	3,129.00	3,129.00	3,129.00	Completed
	Painting & Drywall Repairs		1460	100%	-	2,040.00	2,040.00	2,040.00	Completed
	Boiler Replacement		1460	100%	-	19,000.00	16,500.00	500.00	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-18	Elevator Renovation		1460	100%	-	3,950.00	3,950.00	-	In Process
Franklin Apartment									
IL 25-19A	Asphalt Paving		1450	100%	90,000.00	40,139.04	40,139.04	22,856.04	In Process
Perlman Apartments	Kitchen & Hall Light Fixtures		1460	100%	25,000.00	25,000.00	-	-	Open
	Replace Roof Top Air Handler		1460	100%	75,000.00	75,000.00	-	-	Open
	Roof Fan		1460	100%	6,000.00	6,000.00	650.70	650.70	In Process
	Door Replacement		1460	100%	-	2,699.00	2,699.00	2,699.00	Completed
25-19B Scattered Sites	Security Lighting		1450	100%	90,000.00	90,000.00	4,142.33	4,142.33	In Process
IL 25-20	Bedroom & Bathroom Door Replacement		1460	100%	80,000.00	77,000.00	13,405.80	13,405.80	In Process
Henrich House									
IL 25-22	Install New Thermostats		1460	100%	150,000.00	150,000.00	-	-	Open
Golden	Anti-Scalding Shower Valves		1460	100%	40,000.00	40,000.00	-	-	Open
Towers II	Water Main Shut-Off Valve Replacement		1460	100%	30,000.00	30,000.00	2,285.00	2,285.00	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-23	Security System - Intercom		1460	100%	30,000.00	30,000.00	468.00	468.00	In Process
Albert	Door Replacement		1460	100%	-	1,223.00	1,223.00	1,223.00	Completed
Goedke	Kitchen Cabinet Renovation		1460	100%	-	6,244.00	6,244.00	6,244.00	
IL 25-24	Landscaping		1450	100%	10,000.00	10,000.00	4,800.00	4,800.00	In Process
Harvey	New Thermostats		1460	100%	30,000.00	-	-	-	Re- Programmed
Apartments	Intercom System		1460	100%	30,000.00	30,000.00	-	-	Open
	A & E Fees		1430	100%	-	111,000.00	111,000.00	88,800.00	In Process
	Storage Shed		1460	100%	-	2,160.00	2,160.00	2,160.00	Completed
	Tile Replacement		1460	100%	-	5,380.00	5,380.00	5,380.00	Completed
IL 25-29	Medicine Cabinets		1460	100%	100,000.00	60,000.00	-	-	Open
Scattered	Door Replacement		1460	100%	-	48,552.50	36,772.50	8,835.00	In Process
Sites	Fencing		1450	100%	-	4,725.00	4,725.00	4,725.00	Completed
IL 25-30A	Carpet Replacement		1460	100%	7,000.00	7,000.00	-	-	Open
Wheeling	Bathroom Vanity Replacement		1460	100%	65,000.00	65,000.00	-	-	Open
Tower	Door Replacement		1460	100%	-	2,172.20	2,172.20	2,172.20	Completed
	Lawn Irrigation System		1450	100%	-	21,894.00	21,894.00	-	In Process
IL 25-30B	Roof Replacement		1460	100%	-	1,121.20	1,121.20	1,121.20	Completed
Scattered Sites									

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL 25-31	Lavatories & Vanity Replacement		1460	100%	85,000.00	85,000.00	-	-	Open
Noyes	Medicine Cabinet Replacement		1460	100%	35,000.00	35,000.00	-	-	Open
Court	Boiler Replacement		1460	100%	130,000.00	108,000.00	-	-	Open
	Roof Fan		1460	100%	6,000.00	6,000.00	-	-	Open
PHA	Resident Job Training		1408	100%	250,000.00	470,000.00	469,626.14	456,773.39	In Process
Wide	Resident Initiatives Coordinator		1408	100%	60,000.00	60,000.00	60,000.00	31,558.15	In Process
	Upgrade Computers		1408	100%	90,000.00	90,000.00	17,457.19	17,457.19	In Process
	Upgrade Security		1408	100%	75,000.00	85,000.00	81,089.54	63,784.54	In Process
	Staff Training		1408	100%	30,000.00	105,000.00	96,624.90	96,029.90	In Process
	Modernization Staff Salary & Benefits		1410	100%	480,000.00	480,000.00	480,000.00	-	In Process
	Printing & Advertising		1430	100%	25,000.00	25,000.00	13,396.49	13,170.06	In Process
	Contingency		1502	100%	108,394.00	-	-	-	In Process
	Ranges		1465	100%	-	30,000.00	28,035.40	28,035.40	In Process
	Refrigerators		1465	100%	-	40,000.00	35,842.97	18,580.97	In Process
	Lounge Furniture		1475	100%	-	7,931.44	7,232.69	7,232.69	In Process
	Office Furniture		1475	100%	-	40,098.07	40,098.07	40,098.07	Completed
	Lawn Mowers		1475	100%	-	2,498.00	2,498.00	2,498.00	Completed

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

PHA Name: The Housing Authority of Cook County	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-01 Daniel Bergen	5/30/04			5/30/06			
IL 25-02 John Mackler	5/30/04			5/30/06			
IL 25-03 Robert Allison	5/30/04			5/30/06			
IL 25-04 Richard Flowers	5/30/04			5/30/06			
IL 25-05 Sunrise Apartment	5/30/04			5/30/06			
IL 25-06 Celina Blake	5/30/04			5/30/06			
IL 25-07 Vera Yates	5/30/04			5/30/06			
IL 25-08 Edward Brown	5/30/04			5/30/06			

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

PHA Name: The Housing Authority of Cook County	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-09 Golden Tower I	5/30/04			5/30/06			
IL 25-10 Lena Canada	5/30/04			5/30/06			
IL 25-11 Huntington Apartments	5/30/04			5/30/06			
IL 25-12 Edward Willet	5/30/04			5/30/06			
IL 25-13 Juniper Tower	5/30/04			5/30/06			
IL 25-15 King Apartments	5/30/04			5/30/06			
IL 25-18 Franklin Apartments	5/30/04			5/30/06			
IL 25-19A Perlman Apartments	5/30/04			5/30/06			

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

PHA Name: The Housing Authority of Cook County	Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-19B							
Scattered Sites	5/30/04			5/30/06			
IL 25-20							
Henrich House	5/30/04			5/30/06			
IL 25-22							
Golden Towers II	5/30/04			5/30/06			
IL 25-23							
Albert Goedke	5/30/04			5/30/06			
IL 25-24							
Harvey Apartments	5/30/04			5/30/06			
IL 25-29							
Scattered Sites	5/30/04			5/30/06			
IL 25-30A							
Wheeling Tower	5/30/04			5/30/06			
IL 25-30B							
Scattered Sites	5/30/04			5/30/06			

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CMO	5/30/04			5/30/06			
PHA Wide	5/30/04			5/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name The Housing Authority of the County of Cook		<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:2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant:2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant:2007 PHA FY:2007
IL25-01 Daniel Bergen	Annual Statement	15,000.00	15,000.00	15,000.00	3,000.00
IL25-02 John Mackler		15,000.00	34,869.00	75,000.00	
IL25-03 Robert Allison			35,000.00		
IL25-04 Richard Flowers			100,000.00		
IL25-05 Sunrise Apts.		25,000.00	100,000.00		60,000.00
IL25-06 Celina Blake		100,000.00	100,000.00		
IL25-07 Vera Yates			100,000.00		
IL25-08 Edward Brown			115,000.00	75,000.00	
IL25-09 Golden Towers I			90,000.00		50,000.00
IL25-10 Lena Canada					
IL25-11 Huntington Apts.		404,869.00		158,869.00	
IL25-12 Edward Willett		126,000.00		46,000.00	46,000.00

IL25-13 Juniper Tower					
IL25-15 King Apts.		75,000.00	320,000.00		198,000.00
IL25-18 Franklin Apts.		400,000.00	220,000.00		298,000.00
IL25-19A Perlman Apts.			35,000.00		100,000.00
IL25-19B Scattered Sites			70,000.00		
IL25-20 Henrich House		100,000.00		100,000.00	
IL25-22 Golden Towers II					
IL25-23 Albert Goedke		400,000.00		320,000.00	250,000.00
IL25-24 Harvey Apts.				120,000.00	
II 25-29 Evanston Scattered			75,000.00	40,000.00	
IL25-30A Wheeling Tower		15,000.00		640,000.00	544,869.00
II 25-30 B Wheeling Scattered				30,000.00	
IL25-31 Noyes Court			195,000.00		
PHA Wide		1,069,410.00	1,069,410.00	1,069,410.00	1,069,410.00
CFP Funds Listed for 5-year planning		3,469,279.00	3,469,279.00	3,469,279.00	3,469,279.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2____ FFY Grant: 2004 PHA FY: 2004			Activities for Year: 3____ FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	IL25-01 Daniel Bergen	Furnace Flues	5,000.00	IL25-01 Daniel Bergen	Painting	15,000.00
Annual		Tile Replacement				
Statement		Hand Rails				
		Hot Water Tanks		Subtotal		15,000.00
		Furnace and Duct Cleaning	10,000.00			
	Subtotal		15,000.00	IL25-02 John Mackler	Painting	34,869.00
	IL25-02 John Mackler	Lavatories & Vanaties			Subtotal	34,869.00
		Furnace and Duct Cleaning	15,000.00			
				IL25-03 Robert Allison	Painting	35,000.00
	Subtotal					
				Subtotal		35,000.00
				IL25-4 Richard Flowers	Painting	100,000.00

	Subtotal					
				Subtotal		100,000.00
	IL25-05 Sunrise Apts.	Clean & Replace Gutters				
		Heat Registers		IL25-5 Sunrise Apt's	Painting	120,000.00
		New Entrance Canopy		Subtotal		120,000.00
		Furnace and Duct Cleaning	25,000.00			
	Subtotal		25,000.00	IL25-06 Celina Blake	Painting	100,000.00
				Subtotal		100,000.00
				IL25-07 Vera Yates	Painting	100,000.00
	IL25-06 Celina Blake	Storm Doors				
		New lavatories	100,000.00	Subtotal		100,000.00
	Subtotal		100,000.00			
				IL25-08 Edward Brown	New Entrance Doors	20,000.00
	IL25-11 Huntington Apts.	Lobby Furniture			Painting	50,000.00
		Additional Parking Spaces	51,000.00		Landscaping	30,000.00
		New Windows	353,869.00		Replace Roof Exhaust Fans	15,000.00
	Subtotal		404,869.00	Subtotal		115,000.00

	IL25-12 Edward Willett	Painting		Golden Towers I	Painting	90,000.00
		Power Wash & Paint Exterior of Bldg	36,000.00			
		New Lavatories	90,000.00	Subtotal		90,000.00
	Subtotal		126,000.00			
				IL25-15 King Apts.	Expand Parking Lot	5500.00
					Replace Kitchen Cabinets	26,000.00
				Subtotal		280,000.00
				IL25-18 Franklin Apts.	New Boilers	200,000.00
	IL25-15 King Apts.	Roof Replacement	75,000.00		A & E	20,000.00
	Subtotal		75,000.00			
				Subtotal		220,000.00
				IL25-19A Perlman Apts.	Replace Standpipe Fire Hose	5000.00
					Replace Zone Valves	30,000.00
	IL25-18 Franklin Towers	Install new windows	400,000.00	Subtotal		35,000.00
	Subtotal		400,000.00	IL25-19 B Scattered Sites	Replace Furnaces	70,000.00
				Subtotal		70,000.00

				IL25-29 Scattered Sites	Replace Light Fixtures	75,000.00
				Subtotal		75,000.00
	IL25-20 Henrich House	Roof Replacement	100,000.00			
				IL25-31 Noyes Court	Range Hoods, Backsplashes	35,000.00
	Subtotal		100,000.00		In ground Sprinklers	10,000.00
					Asphalt Paving	150,000.00
				Subtotal		120,000.00
	IL25-23 Albert Goedke	Replace Door Locks		PHA Wide	Resident Job Training	115,000.00
		Install New Windows	400,000.00		Resident Initiatives Coordinator	60,000.00
					Upgrade Security	116,031.00
	Subtotal		400,000.00		Upgrade Computers	100,000.00
					Staff Training	40,000.00
	IL25-30A Wheeling Tower	Medicine Cabinets			Modernization Staff	480,000.00
		Replace Domestic Water Tanks	15,000.00		Printing	20,000.00
					Contingency	138,379.00
	Subtotal		15,000.00			
					Bond	850,000.00
				Subtotal		1,919,410.00

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

Activities for Year : 4____ FFY Grant: 2006 PHA FY: 2006			Activities for Year: 5____ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL25-01 Daniel Bergen	Furnace Flues	15,000.00	IL25-01 Daniel Bergen	Handrails	3,000.00
Subtotal		15,000.00	Subtotal		3,000.00
IL25-02 John Mackler	Replace Roofs	75,000.00	IL25-05 Sunrise Apts.	Replace Gutters	20,000.00
				New Heat Registers	20,000.00
Subtotal		75,000.00		Front Canopy Modifications	20,000.00
			Subtotal		60,000.00
IL25-03 Robert Allison	Painting	35,000.00	IL25-09 Golden Towers I	New Tile Base	50,000.00
Subtotal		35,000.00	Subtotal		50,000.00
			IL25-12 Edward Willett	New Sprinkler System	10,000.00
				Power Wash Exterior of Buildings	36,000.00
			Subtotal		46,000.00

IL25-08 Edward Brown	New Closet Doors	75,000.00	IL25-15 King Apts.	Replace Boilers	180,000.00
				A & E	18,000.00
Subtotal		75,000.00	Subtotal		198,000.00
IL25-11 Huntington Apts.	Replace Steel Bi-Fold Doors	158,869.00	IL25-18 Franklin Apts.	Replace Roof	100,000.00
				Replace Boilers	180,000.00
Subtotal		158,869.00		A & E	18,000.00
			Subtotal		298,000.00
IL25-12 Edward Willett	Sprinkler System	10,000.00	IL 25-19 A 1900 Sherman	Replace Roof	100,000.00
	Power Wash Exterior of Buildings	36,000.00			
			Subtotal		100,000.00
Subtotal		46,000.00			
			IL25-23 Albert Goedke	Emergency Generator	250,000.00
IL25-20 Henrich House	New Lavatories & Lighting	100,000.00			
Subtotal		100,000.00	Subtotal		250,000.00
IL25-23 Albert Goedke	New Kitchen Cabinets, Backsplashes	320,000.00			
Subtotal		320,000.00	IL25-30A Wheeling Tower	Renovator Elevator	250,000.00
				A & E	25,000.00
				Emergency Generator	269,869.00

IL25-24 Harvey Apts.	Replace Roof	120,000.00	Subtotal		544,869.00
Subtotal		120,000.00			
IL25-29 Scattered	Replace Roof	40,000.00	PHA Wide	Resident Job Training	115,000.00
				Resident Initiatives Coordinator	60,000.00
Subtotal		40,000.00		Upgrade Security	116,031.00
				Upgrade Computers	100,000.00
IL25-30A Wheeling Tower	Bathroom Renovation	140,000.00		Staff Training	40,000.00
	Replace Roof	100,000.00		Modernization Staff	480,000.00
	Replace Windows	400,000.00		Printing	20,000.00
				Contingency	138,379.00
Subtotal		640,000.00			
IL25-30 B Scattered Sites	Replace Roof	30,000.00			
				Bond	850,000.00
Subtotal		30,000.00			
			Subtotal		1,919,410.00
PHA Wide	Resident Job Training	115,000.00			
	Resident Initiatives Coordinator	60,000.00			
	Upgrade Security	116,031.00			
	Upgrade Computers	100,000.00			
	Staff Training	40,000.00			
	Modernization Staff	480,000.00			
	Printing	20,000.00			
	Contingency	138,379.00			
	Bond	850,000.00			

Subtotal		1,919,410.00		
Total CFP Estimated Cost		\$3,469,279.00		\$3,469,279.00

HOUSING AUTHORITY OF THE COUNTY OF COOK

PET POLICY

In compliance with the “Quality Housing and Work Responsibility Act of 1998”, the following policy is being implemented by the Housing Authority of the County of Cook.

If this policy conflicts with local ordinances, state regulations or federal laws, then the higher law shall prevail. These provisions apply to all residents in Family housing and Senior/Disabled housing.

I. DEFINITIONS

COMMON HOUSEHOLD PET is defined as a domesticated animal such as a dog, cat, bird, fish or rodent, which is traditionally kept in the home for pleasure rather than for commercial purposes.

COMMON AREAS are defined as lawns, play lots, ball courts, recreation areas, lobbies, elevators, hallways, community rooms, laundry rooms, stairways, offices and storage rooms.

PET OWNER refers to the leaseholder.

HACC is the Housing Authority of the County of Cook

EXOTIC PETS include amphibians and reptiles

II. REGISTRATION

Before bringing any pet on Housing Authority property, the leaseholder must complete the following:

1. Application for Pet Owners
2. Alternate Pet Caretaker form
3. Current picture of pet and owner
4. Pet information form

Any refusal to abide by these pet policies will be grounds for refusal of pet admittance: removal of pet from the dwelling; or grounds for termination of the lease.

III. FINANCIAL OBLIGATIONS

A refundable pet deposit in the amount of \$250.00 for cats and dogs is required at the time of registration.

A refundable deposit in the amount of \$50.00 is required at the time of registration for all other approved pets as listed in Part IV, *PET GUIDELINES*.

The pet deposit will be refunded within 60 days after the pet is removed; the pet owner notifies the manager; and an inspection of the unit has been completed.

IV. **PET GUIDELINES**

A. **DOGS**

1. One per unit allowed
2. Maximum adult weight 15 lbs.
3. Maximum adult height 24 inches
4. Must be spayed or neutered
5. Must be licensed and vaccinated according to local ordinance

B. **CATS**

1. One per unit allowed
2. Maximum adult weight 15 lbs.
3. Maximum adult height 24 inches
4. Must be trained to use litter box
5. Must be spayed or neutered
6. Must be licensed and vaccinated according to local ordinance

C. **BIRDS**

1. One cage per unit allowed; cage not to exceed 36 inches height
2. Maximum number of 2 birds per unit
3. Maximum size: Finger-perching bird, one-hand grasp only
4. Must be maintained in cage at all times
5. Must be certified in good health by licensed veterinarian

D. **FISH**

1. Maximum aquarium size 15 gallons

E. **ONLY ONE FOUR-LEGGED, WARM-BLOODED PET PER UNIT IS PERMITTED.**

V. **PET RULES**

1. Pet owner must be physically, mentally and financially capable of taking care of the pet.
2. Pet owner must have good housekeeping.
3. No guest may bring pets onto the property
4. Pet must be accompanied by a person who can control it at all times.
5. Dogs, cats and other 4-legged pets must be muzzled, kept on a leash, carried in your arms or in a kennel cab (portable carrying case) while outside the apartment during egress and ingress.
6. No wild or exotic pets are allowed on the property.
7. Dogs and cats must wear a valid rabies tag and tag bearing the owners name, address and telephone number.
8. Female dogs and cats over six months must be spayed and males over eight months neutered.

9. Every pet must be registered annually at the Housing Authority's management office at the time of annual re-examination. Registering your dog or cat requires up-to-date inoculation, identification tag, and verification that your pet has been spayed/neutered.
10. Dogs and cats must be maintained within the owners' unit. At no time should they be chained, leashed, caged or housed in any manor outside the unit.
11. Any pet that causes bodily injury to any resident, guest or staff member shall be immediately and permanently removed from the premises without prior notification to the owner.
12. Pet owner agrees to control the noise of his/her pet in such a manner that it does not constitute a nuisance to other tenants. Failure to control pet noise may result in removal of the pet from the premises.
13. No pet shall be left unattended in any unit for a period longer than 8 hours.
14. All pet owners must provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets, which appear to be poorly cared for, will be reported to the proper authority and will be removed from the premises at the pet owner's expense.
15. All animal waste or litter must be disposed of in sealed plastic trash bags and placed in outside trash receptacles. Litter shall be changed often enough as to not create an odor. Litter shall not be flushed down the toilet. Charges for unclogging the toilet shall be billed to and paid for by the owner.
16. Pet owner is reliable for damage caused by their pet.
17. No pet that bites or attacks or has aggressive tendencies may be kept on HACC property.
18. When repairs, inspection or service to the unit is required, the owner agrees to remove pet until the service is completed.
19. Authorized pet must live in the unit of the approved pet owner.
20. HACC with proper notification, requires the removal of a pet from HACC property on a temporary or permanent basis for the following causes:
 - a. Excessive noise or odor;
 - b. unruly or dangerous behavior of the pet;
 - c. excessive damage to owner's unit and or common areas;
 - d. repeated problems with vermin or flea infestation;
 - e. failure of the owner to provide for adequate care of pet;
 - f. leaving a pet unattended for a period of more than 8 hours;
 - g. failure of the owner to provide adequate and appropriate vaccination of the pet;
 - h. death or serious illness of the owner;
 - i. failure to provide alternate pet caretaker information;
 - j. upon proper notification, failure to observe any other rule obtained in this section but not here listed.
21. In the event of the pet owner's illness, the pet owner agrees that the Housing Authority staff has the discretion to notify the alternate pet caretaker or to arrange for the removal of the pet of the owner's expense.
22. In the event of the death of the pet owner, the owner agrees that HACC shall have discretion to dispose of the pet consistent with federal and local guidelines unless written signed instructions with to such disposal are provided in advance by the owner. These instructions must be agreed to by HACC in advance and will be treated as part of the owner's file.
23. Unwillingness on the part of a named ALTERNATE PET CARETAKER of a pet to assume custody of the pet shall relieve HACC of any requirement to adhere to any written signed instructions with respect to the removal or disposal of a pet; and shall be considered as authorization to HACC to exercise discretion in such regard consistent with federal and local guidelines. Any cost incurred will be at the owner's expense.

VI. NOTIFICATION OF VIOLATION

- A. Upon any violation of the pet policy, the owner shall be notified in writing by HACC management staff and given no more than 3 calendar days to correct the violation or to request a meeting with the manager to discuss the violation.
- B. The meeting will be scheduled no later than 5 calendar days from the effective date of service or notice of violation of the pet policy.
- C. If violation remains uncorrected or unresolved, HACC may serve notice to the pet owner to remove the pet from the premises permanently. The pet must be removed within 2 calendar days of notice of required removal.
- D. Failure to remove the pet upon notification will result in HACC initiation of procedures to terminate owner's residency at the Housing Authority of the County of Cook.

RESIDENT CERTIFICATION OF RECEIPT OF PET POLICY

I hereby certify that I have read and clearly understand the Pet Policy and agree to comply with the Housing Authority of the County of Cook's Pet Policy.

Leaseholder's Signature

Address, City, State, Zip

Unit Number

Witness

Date

CERTIFICATE OF GOOD HEALTH

I have examined the above named animal on _____, and certify that it is in good health, does not have a communicable, infectious or contagious disease; and meets all federal, state and/or city requirements for vaccinations.

Veterinarian

Date

Name of Clinic

Address of Clinic

City, State, Zip

Telephone number

HOUSING AUTHORITY OF THE COUNTY OF COOK
Pet Information Form

Resident's Names _____ **Unit#** _____

Address _____ **Apt. #** _____

Pet's Name _____ **Age** _____

Description of pet _____

Veterinarian's Name _____

Address _____

City, State, Zip _____

Telephone _____



Attach pet's photograph here:

ALTERNATE PET CARETAKER INFORMATION

Leaseholder Name	
Address, City, Zip	
Telephone Number	

Name of Alternate Pet Caretaker	
Address, City, Zip	
Home and Work Telephone Numbers	

CERTIFICATION

I HEREBY CERTIFY THAT I AGREE TO PICK UP AND PROVIDE CARE FOR THE PET BELONGING TO THE ABOVE-NAMED RESIDENT OF THE HOUSING AUTHORITY OF THE COUNTY OF COOK WITHIN 8 HOURS OF NOTIFICATION.

Signature of Alternate Pet Caretaker

Date

Witness

The Housing Authority of the County of Cook

Statement of Voluntary Conversion Required Initial Assessment

I. Voluntary Conversion Required Initial Assessment Developments

Project No.	Development Name	City, State	Number of Units
IL025-01	Daniel P. Bergen Homes	Chicago Heights, Illinois	15
IL025-02	John Mackler Homes	Chicago Heights, Illinois	37
IL025-05	Sunrise Apartments	Chicago Heights, Illinois	120
IL025-03	Robert J. Allison Homes	Summit, Illinois	35
IL025-04	Richard Flowers Homes	Robbins, Illinois	100
IL025-12	Edward Willett Homes	Robbins, Illinois	100
IL025-06	Celina Blake Homes	Ford Heights, Illinois	100
IL025-07	Vera L. Yates Homes	Ford Heights, Illinois	116
IL025-10	Lena Canada Homes	Ford Heights, Illinois	100

Cook County Housing Authority has a total of 2,182 units. 723 of these units are covered units that are available for general occupancy. The remaining 1,459 units are designated for elderly and/or disabled tenants. The required assessment was completed for the 723 units as listed above.

II. Certification of Voluntary Conversion Initial Assessments

The Housing Authority of the County of Cook does hereby certify that it conducted an initial assessment of the above listed units to determine the appropriateness of conversion of these units to tenant-based. This certification includes:

- A. A review of all of the development's operation as public housing.
- B. Complete consideration of the implications of converting the public housing units to tenant-based assistance.
- C. Conclusion as to whether the conversion of any or all of the developments is appropriate or inappropriate.
- D. The existence of any of the necessary conditions for voluntary conversion.

III. Required Initial Assessment Conclusions

After completion of the voluntary conversion required initial assessment of the above covered units it is the conclusion of the Authority that it would not be appropriate to voluntarily convert any of the above developments to tenant-bases assistance at this time. Some of the factors in this conclusion include:

- A. Removal of these units would adversely affect the amount of affordable housing units in their respective areas.
- B. These units do not currently compare favorably to the private market units in their area. Floor plans, amenities and concentration of these units make them less attractive than private market units in the same areas.
- C. Conversion of these units would not benefit the residents of the public housing developments and the community.
- D. None of the conditions for voluntary conversion are present.
- E. Conversion of these units would not be cost effective.
- F. Current market rents greatly exceed the rental paid by the current occupant of these units.

