

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

IL057v01

Submitted 10-15-2003

**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: Marion County Housing Authority

PHA Number: IL057

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

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 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

Since it's inception in 1946, the Marion County Housing Authority has uninterruptedly served Marion County and it's contiguous counties in providing decent, safe and affordable housing to the low income families of the area.

From the original single family homes constructed for returning veterans of World War II to construction of a total of sixteen Public Housing projects consisting of duplexes and complexes to participation in the Housing Voucher and Housing Choice Voucher Programs which utilize privately owned housing stock in the community, the Marion County Housing Authority has stayed abreast of the hosing needs of the citizens.

Construction of the first Public Housing project was accomplished during theracial unrest of the early sixties. Upon completion, it was the first in the area to offer decent housing regardless of race, color, religion or national origin. The aging of the population was addressed in the mid sixties with construction of housing for the elderly and disabled. All segments of the population have been heard and their needs met.

The Mission of the Marion County Housing Authority always has been and always will be to continue to serve the elderly, disabled, low income and very low income families of Marion County by providing decent, safe and affordable housing.

In the new millennium, the Mission shall be met and expanded.

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:
 - X Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling:
 - X 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:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X 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:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2004**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
Streamlined Plan:
 High Performing PHA
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only
 Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan, which is attached hereto, was developed by the Marion County Housing Authority, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the Rules and Regulations promulgated by the Department of Housing and Urban Development (HUD).

The goals and objectives of the HA are contained in the Five-Year Plan and the Admissions and Continued Occupancy Plan/Section 8 Administrative Plan. These were written to comply with the HUD guidelines, rules, regulations and Federal Law. The basic goals and objectives are:

1. to increase the availability of decent, safe and affordable housing in Marion County, Illinois, and its contiguous communities;
2. to insure equal opportunity in housing for all Americans;
3. to promotes self-sufficiency and asset development of families and individuals; and
4. to take steps to help improve community quality of life and economic vitality.

The HA does not plan to have any deviations from the Five-Year Plan.

This Plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are attached to the document or are available upon request.

Attested to by:

John D. Shaw, Executive Director
September 4, 2004

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:

- X Attachment A: Admissions Policy for Deconcentration (il057a01)
- X Attachment B: Capital Fund Programs Annual Statement (il057b01)
(Includes CFP 2001, 2002, 2003, 2004)

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

Optional Attachments:

- X Attachment C: FY 2005 Capital Fund Program 5 Year Action Plan (il057c01)

- X Attachment D: PHA Management Organizational Chart (il057d01)
Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- X Other (List below, providing each attachment name)
 - Attachment E: Pest and Roach Eradication Plan (il057e01)
 - Attachment F: Annual Plan Progress Report (il057f01)
 - Attachment G: Resident Member on the PHA Governing Board (il057g01)
 - Attachment H: Resident Advisory Board Membership (il057h01)
 - Attachment I: Customer Satisfaction Survey Follow-Up Plan FY 2002 (il057i01)
 - Attachment J: Project Based Vouchers (il057j01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input 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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

**Housing Needs of Families in the Jurisdiction
by Family Type**

Family Type	Overall	Afford- a b i l i t y	Supply	Quality	Access- i b i l i t y	Size	Loca-tion
Income <= 30% of AMI	1057	5	2	4	4	3	4
Income >30% but <=50% of AMI	1611	5	2	2	3	2	3

**Housing Needs of Families in the Jurisdiction
by Family Type**

Family Type	Overall	Afford- a b i l i t y	Supply	Quality	Access- i b i l i t y	Size	Loca-tion
Income >50% but <80% of AMI	809	5	1	2	1	2	1
Elderly	855	5	3	3	4	1	3
Families with Disabilities	361	5	3	3	4	1	3
Race/Ethnicity	233	4	3	2	1	3	5

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: 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input 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	411		22%
Extremely low income <=30% AMI	359	87.4%	
Very low income (>30% but <=50% AMI)	52	12.7%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	235	57.2%	
Elderly families	103	25.0%	
Families with Disabilities	41	10%	
Race/ethnicity	60	15%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	176	43%	
2 BR	128	31%	
3 BR	91	22%	

Housing Needs of Families on the Waiting List

4 BR	14	04%	
5 BR	2	01%	
5+ BR	0	00%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? NA Does the PHA expect to reopen the list in the PHA Plan year? NA <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing assistance.
- 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
- X Employ admissions preferences aimed at families with economic hardships
- X 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

- X Employ admissions preferences aimed at families who are working
- X 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
- X 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
- X Carry out the modifications needed in public housing based on the section 504 needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$ -0-	

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	\$ -0-	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$ 505,000	
4. Other income (list below)		
Interest on General Funds	\$ 24,500	
Miscellaneous Income	\$ 22,000	
4. Non-federal sources (list below)		
1 Federal Grants (FY 2001 grants)	\$	
Section 8 Tenant Based	\$ 1,158,816	
2002-2003 Capital Funds	\$ 770,000	
2003 Operating Subsidy	\$ 986,990	
Total resources	\$ 3,467,306	

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (30 days)
- Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

c. NA 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**
NOT APPLICABLE # 1 - 4

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

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

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

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

(NA)

- 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
- X Two
- Three or More

b. X 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:

X 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)

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

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

Former Federal preferences:

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

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- X Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broad range of incomes)
- X 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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing

Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

2 Substandard housing

2 Homelessness

3 High rent burden

Other preferences (select all that apply)

2 Working families and those unable to work because of age or disability

Veterans and veterans' families

1 Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

5 Households that contribute to meeting income goals (broad range of incomes)

5 Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

X The PHA-resident lease

X The PHA's Admissions and (Continued) Occupancy policy

X PHA briefing seminars or written materials

Other source (list)

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

X At an annual reexamination and lease renewal

X Any time family composition changes

X At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

a. Yes X 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)

NA Adoption of site based waiting lists

If selected, list targeted developments below:

NA Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

NA Employing new admission preferences at targeted developments

If selected, list targeted developments below:

NA Other (list policies and developments targeted below)

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

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

NA Additional affirmative marketing

NA Actions to improve the marketability of certain developments

NA Adoption or adjustment of ceiling rents for certain developments

NA Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

NA Not applicable: results of analysis did not indicate a need for such efforts

NA List (any applicable) developments below:

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

X **Not applicable:** results of analysis did not indicate a need for such efforts

NA List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)
Previous rental history.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Lack of suitable housing, reasonable accommodations, and/or bringing unit up to standards.

(4) Admissions Preferences

a. Income targeting

X 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. X 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

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

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

- X 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
X \$1-\$25
 \$26-\$50

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

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

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

1. Yes X 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:
NA

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

- X 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
 - X Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 25%
 - Other (list below)
- g. Yes X 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.)
- X The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - X Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - X 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
- NA 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)

NA 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)

- X 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)

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

(2) Minimum Rent

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

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

b. Yes X 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)

NOT APPLICABLE FOR HIGH PERFORMING PHA'S

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	445 units	85
Section 8 Vouchers	277 units	75
Section 8 Certificates	Na	Na
Section 8 Mod Rehab	Na	Na
Special Purpose Section 8 Certificates/Vouchers (list individually)	Na	Na
Public Housing Drug Elimination Program (PHDEP)	Na	Na
Other Federal Programs(list individually)	Na	Na

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
 - Admission and Continued Occupancy Policy
 - Grievance Policy
 - Procurement Policy
 - Capitalization Policy
 - Public Records Inspection Policy
 - Vehicle Operation and Risk Management Policy

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

6. NA PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

NOT APPLICABLE

A. Public Housing

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

If yes, list additions to federal requirements below:

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

(select all that apply)

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

B. Section 8 Tenant-Based Assistance NA

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:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) B: (il057b01)

or-

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

(2) Optional 5-Year Action Plan

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

a. X 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:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) C: (il057c01)

-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 X 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

NA 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:

NA 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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description NA

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.)

NOT APPLICABLE

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

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes 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 NA

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.

NOT APPLICABLE

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description NA

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.

NOT APPLICABLE

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

COMPONENT 10 b

VOLUNTARY CONVERSION

REQUIRED INITIAL ASSESSMENT

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

Answer: Three developments:

57-01 and 57-12, Centralia, IL

141 units available for general occupancy

57-02 , Salep, Illinois

50 units available for general occupancy

- b. 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)?

Answer: Thirteen developments

57-03, 57-04, 57-05, 57-06, 57-07, 57-08, 57-09, 57-10, 57-11, 57-13, 57-14
57-15, 57-16

- c. How many Assessments were conducted for the PHA's covered development?

Answer: Three Assessments (all of which resulted in the same conclusion)

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Answer: No developments were identified as being appropriate for Conversion.

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

All Required Initial Assessments were completed.

ASSESSMENT CONCLUSIONS.

The historic economic conditions of Marion County (lower income and higher unemployment than National Average) makes Housing Choice Vouchers financially unattainable for many public housing tenants.

The 40% criteria applied to the estimated gross rent needed to maintain and operate public housing units on a voucher system would put these units out of reach of the current tenants.

A survey of available units within the jurisdiction offers no alternative to these tenants.

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 NA

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: NA

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs NA

[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.

NOT APPLICABLE

A. PHA Coordination with the Welfare (TANF) Agency

NA

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)

NA 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)

NA 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)

NA (2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

NA C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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)

57-01; 57-09; 57-12 CENTRALIA IL
57-02; 57-04 SALEM IL
57-14 ALMA IL

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)

Continuing working relationship with local police departments and updating identification software and equipment for police patrols; assisting and maintaining community police substations.

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

57-01; 57-09; 57-12; 57-02; 57-04; 57-07; 57-15

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
- X Police provide crime data to housing authority staff for analysis and action
- X 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
- X Police regularly meet with the PHA management and residents
- X Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

ALL DEVELOPMENTS

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes X No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes X No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- Yes X No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

excerpt of admission and continued occupancy policy)

18.0 Pet Policy

18.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

18.2. PETS IN PUBLIC HOUSING

Marion County Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, residents assume full responsibility and liability for the pet and agree to hold the Housing Authority harmless from any claims caused by an action or inaction of the pet.

18.3. TYPES OF HOUSING

For the purpose of “Rules Governing Pet Ownership in Public Housing” the dwelling units of Marion County Housing Authority shall be considered either “Family units” or “Elderly Complexes”. The Project number and name/location are as follows:

a. FAMILY UNITS

1. 57-01 - SUSIE LEA DAVIS HOMES - CENTRALIA
2. 57-01 - MALCOLM BRYANT APARTMENTS - CENTRALIA
3. 57-02 - MEADOWLARK MANOR - SALEM
4. 57-05 - FAMILY APARTMENTS - SANDOVAL
5. 57-06 - FAMILY APARTMENTS - ODIN
6. 57-12 - UPCHURCH APARTMENTS - CENTRALIA
7. 57-12 - BLACKWELL APARTMENTS - CENTRALIA
- 8.. 57-14 – WALTER E. BROOM APARTMENTS - ALMA

b. ELDERLY COMPLEXES:

1. 57-03 - LINCOLN COURTS - CENTRALIA
2. 57-04 - GOLDEN ACRES - SALEM
3. 57-05 - SILVER ACRES - SANDOVAL
4. 57-06 - BLUE JAY COURTS - ODIN
5. 57-07 - GLENWOOD ACRES I - SALEM
6. 57-08 - COMMUNITY APARTMENTS- PATOKA
7. 57-09 - ELM STREET APARTMENTS - CENTRALIA
8. 57-10 - SUAREZ APARTMENTS - SANDOVAL
9. 57-11 - PAUL T. MAULDING APARTMENTS - ALMA
10. 57-13 - HERITAGE APARTMENTS - KINMUNDY
11. 57-15 - GLENWOOD ACRES III - SALEM
12. 57-16 - ELDERLY SCATTERED SITES - SANDOVAL

18.4 WRITTEN APPLICATION AND WRITTEN APPROVAL REQUIRED

Tenants desiring to own and keep a common household pet shall secure and complete an “Pet Permit Application” (a copy of which is made a part of these Rules) from the office of the MCHA or its representative. Within ten (10) days of receipt of request, the MCHA (or their representative) shall respond, by first class mail, with approval or denial of the request. Denial shall be accompanied by a letter explaining reasons for denial. Pets may not reside in unit until **AFTER** approval has been documented.

18.5 TYPES, SIZES AND NUMBER OF PETS ALLOWED

A. TYPES

The Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulations shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

B. SIZES:

Only dogs or cats weighing twenty-five pounds
(25 lbs) or less are allowed as household pets.

C. NUMBER:

Only one (1) dog or one (1) cat per household is allowed.
Fish (limited to one (1) aquarium) and birds (limited to two (2)) are allowed without application for permission. Permission for fish or birds in excess of the above must be requested in writing to Management.

18.6 PET DEPOSITS

A. ELDERLY COMPLEXES (SEE ABOVE FOR LOCATIONS):

A fifty dollar (\$50.00) cash pet deposit shall be paid to the Housing Authority to pay for any damage. This deposit shall be retained until the tenant vacates the unit or removes the pet permanently from the household, and is refundable less any amounts owed due to damage beyond normal wear and tear.

B. FAMILY UNITS (SEE ABOVE FOR LOCATIONS):

A one hundred dollar (\$100.00) cash pet deposit shall be paid to the Housing Authority to pay for any damage. This deposit shall be retained until the tenant vacates the unit or removes the pet permanently from the household, and is refundable less any amounts owed due to damage beyond normal wear and tear.

18.7 INOCULATIONS

Acceptable Veterinarian Certification of distemper and rabies inoculations must be presented at time of payment of "Pet Deposit". Certification from a Veterinarian must be presented at time of each annual recertification of Continued Occupancy indicating the current status of inoculation.

18.8. LOCATION OF PETS

Pets shall be kept within the confines of the unit at all times unless and until they are taken out of the unit on a leash. No animal shall be permitted to be loose in hallways, lobby areas, laundry areas, community rooms, yards or other common areas of the facility. The owner of the pet shall remain with the pet at all times when out of the unit.

No outside cages may be installed or constructed.

18.9 PET WASTE

Tenants are solely responsible for cleaning up pet waste. Outside of the unit and on facility grounds droppings must be disposed of by being placed in a sack or plastic bag and then placed in a refuse container outside the building. Urine deposits on sidewalks, hallways or other common traffic areas must be wiped up immediately and disposed of in a refuse container.

18.10. LEASHES

Dogs or cats will be leashed at all times when they are outside the owner's dwelling unit.

18.11. INSPECTIONS

An inspection will be made after the unit is vacated or the pet is removed. Any damages incurred shall be charged to the tenant and deducted from the deposit. Tenant is responsible for any charges in excess of the pet security deposit. Any charges over and above the deposit shall be billed to the tenant and will be due within 30 days of the billing.

During the tenancy, periodic inspections may be made of the unit to determine what, if any, damages have occurred since the previous inspection. If damages are found, repairs shall be made and will be assessed to the tenant. Charges are due within 30 days of the billing. Damages to the unit shall be noted and retained in the individual tenant/pet file.

18.12 PET BEHAVIOR

Tenants shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term "disturb, interfere or diminish" shall include, but not be limited to, barking, howling, chirping, biting, scratching and other like activities.

Vicious and/or intimidating pets will not be permitted.

Repeated substantiated complaints by neighbors or Housing Authority personnel or representatives regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

18.13 FINANCIAL OBLIGATIONS OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also any pet-related insect infestations in the pet owner's unit will be the financial responsibility of the pet owner and the Housing Authority reserves the right to exterminate and charge the resident.

18.14 CARE

Pets will be kept clean, free of parasites and odor-free at all times to help protect other tenants with health problems or differing likes and dislikes.

Tenants must identify an alternative custodian for the pets in the event of a tenant's illness or other absence from the dwelling unit. The identification of an alternative custodian must occur prior to the Authority issuing the pet permit.

18.15 LICENSES/REGISTRATION

Where applicable, dogs or cat owners shall comply with licensing and/or local regulations.

18.16 MISCELLANEOUS RULES

- A. Pets may not be left unattended in a dwelling unit for over eight (8) hours. If the pet is left unattended and no arrangements have been made for its care, the Authority will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.
- B. Pet bedding shall not be washed in any common laundry facilities.
- C. All dogs must wear a tag bearing the resident's name and phone number.
- D. Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.
- E. **A pet owner shall have physical control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's unit to conduct business, provide services, enforce least terms, ets.**
- F. If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.
- G. The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

18.17 REVOCAION OF APPROVAL TO KEEP ANIMAL PETS

The Housing Authority may revoke approval to own and keep an animal pet within the dwelling unit if any of the follow occur:

- A. Records (see Section E 5, Inspections above) indicate that repeated and excessive damages have occurred due to the presence of an approved pet; or
- B. Records in file indicate that more than two (2) documented complaints or instances (see Section E.6, Pet Behavior above) from neighbors or nearby residents have been generated in any one (1) month, or six or more complaints have been received during the past 12 months; or

- C. Charges billed to tenant from damages caused by pet remain delinquent for more than thirty (30) days of billing or are chronically late in being paid; or
- D. Documentation as provided by Section 1 above is not furnished in a timely manner; or
- E. Other violations, as determined by the Executive Director, that are detrimental to the health, safety, well-being of other tenants.
- F. Notice of Revocation shall be mailed to tenant by first class mail. Failure to comply by removing the pet from the unit within the state time limit shall result in legal eviction; in which case, the tenant may be liable for legal costs.
- G. The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

18.18 GROUNDS FOR EVICTION

The following are some, but not necessarily all, violations of the pet policy which are grounds for eviction. Notice of the violation shall be mailed by first class mail to the violator. Violators shall be given no more than ten (10) days to correct the violation. Failure to do so will result in legal action being taken and the tenant may be responsible for all legal costs incurred in enforcement of these rules.

- 1. UNAPPROVED PETS
- 2. MAINTENANCE MEN OR INSPECTORS NOT ALLOWED ACCESS TO UNITS DUE TO PRESENCE OF PET.
- 3. PET WASTE NOT PROPERLY DISPOSED
- 4. FAILURE TO PRESENT PROOF OF INOCULATION
- 5. KEEPING OF ANY ANIMAL DETERMINED TO BE DANGEROUS OR VICIOUS
- 6. OTHER VIOLATIONS AS DETERMINED BY THE EXECUTIVE DIRECTOR OR HIS/HER REPRESENTATIVE THAT ARE DETRIMENTAL TO THE HOUSING AUTHORITY STAFF OR TENANTS.

18.19 REMOVAL OF PETS

The Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the even of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Housing Authority has permission to call the alternative custodian designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility. Any expenses incurred will be the responsibility of the owner.

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

17. PHA Asset Management NA

[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.

NOT APPLICABLE

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?

NA 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

NA 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.)

NA 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.)

NA 3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Illinois

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

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

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

I, Peter R. Dwars, the Executive Director of the Illinois Housing Development Authority, certify that the Five Year and annual PHA Plan of the Marion County Housing Authority is consistent with the Consolidated Plan of the State of Illinois prepared pursuant to 24 CFR Part 91.

D. Other Information Required by HUD

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

DECONCENTRATION POLICY

PUBLIC HOUSING:

In an ongoing effort for The Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Housing Quality and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING

To meet the requirements of the Act, and subsequent HUD regulations, at least forty percent (40%) of families admitted to public housing by the Housing Authority must have incomes that do not exceed thirty percent (30%) of the area median. If forty percent (40%) or more of the housing authority units are occupied by families whose incomes do not exceed thirty percent (30%) of the area median income, this requirement shall be considered as being met and efforts will be concentrated on maintaining this mix.

Additionally, to meet this goal, the housing authority may use the provisions of fungibility to the extent that the housing authority has provided more than seventy-five percent of newly available vouchers and certificates in its Section 8 program, including those resulting from turnover, to very poor families. The number of fungible housing credits used to drop the annual requirement for housing very poor families below forty percent (40%) of the newly available units in public housing is limited to the lowest of the following:

1. The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year; or,
2. The number of public housing units that (i) are in public housing projects located in census tracts having a poverty rate of 30% or more, and (ii) are made available for occupancy by, and actually occupied in that year by, families other than very poor families, or
3. The number of units that cause the housing authority's overall requirement for housing very poor families to drop to 30% of its newly available units.

DECONCENTRATION POLICY

PAGE 2

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES

The housing authority may not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings, i.e. high-rise, within projects. The Housing Authority must review the income and occupancy characteristics of the housing projects and the buildings, i.e. high-rise, of each project to ensure that a low-income concentration does not occur.

DECONCENTRATION

The Housing Authority shall make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority may offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes.

Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the agency may not take any adverse action toward any eligible family for choosing not to accept these incentives.

The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project and building, i.e. high-rise, as an effort to avoid a concentration of higher or lower income families in any one high rise building (i.e. building of three (3) or more stories) or development.

DECONCENTRATION POLICY

PAGE 3

SECTION 8 TENANT-BASED ASSISTANCE

INCOME MIX TARGETING

In each fiscal year, not less than seventy-five percent (75%) of the new admissions must have incomes at or below thirty percent (30%) of the area median income.

At least forty percent (40%) of new admissions to a specific project must have incomes at or below thirty percent (30%) of the area median income. Other admissions to a specific project must be at or below eight percent (80%) of the area median, with allowances for any HUD-instituted modifications.

DECONCENTRATION POLICY

PAGE 4

NARRATIVE

Per the HUD Fiscal Year 2003 Income Limits and Fair Market Rent data the Median Income for Marion County, Illinois, is \$44,700. Thirty percent (30%) of median income is \$13,410.

Thirty percent (30%) of Median per number in household is as follows:

Person(s)	1	2	3	4	5	6
30% median	\$10,100	\$11,550	\$13,000	\$14,450	\$15,600	\$16,750
Very-low Income	\$16,850	\$19,300	\$21,700	\$24,100	\$26,050	\$27,950
Low Income	\$27,000	\$30,850	\$34,700	\$38,550	\$41,650	\$44,750

Marion County Housing Authority has 445 units available. Per QHWA the forty percent (40%) of leased units that must be housed with families within the thirty percent (30%) of median income is One Hundred Seventy-eight (178) tenants.

The most recent available percentages of leased units indicate that 314 or seventy-one percent (71%) of the families have incomes under \$13,410; this surpassing QHWRA requirements standards by 31%.

DECONCENTRATION POLICY

NARRATIVE CONTINUED

PAGE 5

The percentage of families leased that have incomes under \$13,410 (which is thirty percent (30%) of the overall median income) by project are:

57-01 Centralia	82%
57-02 Salem	75%
57-03 Centralia	90%
57-04 Salem	83%
57-05 Sandoval	83%
57-06 Odin	75%
57-07 Salem	95%
57-08 Patoka	91%
57-09 Centralia	88%
57-10 Sandoval	83%
57-11 Alma	82%
57-12 Centralia	73%
57-13 Kinmundy	86%
57-14 Alma	78%
57-15 Salem	55%
57-16 Sandoval	90%

Each project has greater than 40% of the families with 30% or less of the median income. Monitoring will be conducted to confirm that at least forty percent (40%) of all leased units will be within thirty percent (30%) of median income.

Efforts, through marketing and outreach, shall be made to increase the number of families with incomes greater than 30% of median income in the developments noted above in order to avoid concentrations of very low income families in the projects as per the requirements of the QHWRA of 1998.

Section 8 Vouchers/Certificate are current at 80% of total families on the program that have total family income at or below thirty percent (30%) of median income.

Attachment B (il057b01)

Component 7
Capital Fund Program Annual Statement
Parts I, II, and III
IL06P05750100 – 2000 grant year
IL06P05750101 – 2001 grant year
IL06P05750102 – 2002 grant year
IL06P05750103 – 2003 grant year
IL06P05750104 – 2004 grant year

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P005750100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 06-30-2003					
	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	176,303	176,303	176,303	176,303
3	1408 Management Improvements Soft Costs	88,152	38,500	38,500	38,500
	Management Improvements Hard Costs				
4	1410 Administration	176,303	88,152	88,152	88,152
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	53,672	79,500	79,500	79,500
10	1460 Dwelling Structures	318,031	453,661	453,661	453,661
11	1465.1 Dwelling Equipment Nonexpendable	22,055	25,000	25,000	25,000
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	47,000	20,400	20,400	20,400
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
PHS #/PHA/Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		WrkStatus	
57-01	Repair floor drains	1460		15,000	12,715.04	12,715.04	12,715.04	complete	
	Install grounded outlets	1460		67,300	67,300	67,300	67,300	complete	
	Repair office parking	1450		4,432	6,548	6,548	6,548	complete	
	Concrete removal	1450		2,240	2,305.25	2,305.25	2,305.25	complete	
	Replace furnace/air conditioning	1465		11,055	17,825	17,825	17,825	complete	
	Replace Exterior office door	1460		0	3,480	3,480	3,480	complete	
	Replace ventilation turbines	1460		0	-0-	0	0		
	Replace storm doors	1460		0	-0-	0	0		
	Paint office exterior	1460		24,000	6,934.10	6,934.10	6,934.10	Complete	
57-02	Repair floor drains	1460		9,000	-0-	-0-	-0-		
	Install grounded outlets	1460		35,000	23,400	23,400	23,400	complete	
	Replace appliances	1465		11,000	7,175	7,175	7,175	complete	
	Replace storm doors	1460		0	-0-	0	0		
	Replace overhead garage door	1475		0	0	0	0		
	Resurface playground	1450		0	12,600	12,600	12,600	Complete	
	Replace roofs	1460		0	18,340	18,340	18,340	Complete	
57-03	T.V. signal system	1465		5,000	0	-0-	-0-		
	Replace flooring	1460		0	-0-	-0-	-0-		
	Replace kitchen/bath plumbing	1460		0	0	0	0		
	Renovate closet doors	1460		0	0	0	0		
	Replumb potable hot water	1460		0	0	0	0		
	Concrete replacement/parking	1450		-0-	17,465	17,465	17,465	complete	
57-04	T.V. signal system	1460		5,449	0	0	0		
	Replace flooring	1460		0	0	0	0		
	Replace closet doors	1460		21,268	24,850	24,850	24,850	Complete	

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

Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
PHA/Wide ities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		WrkStatus	
	Replace kitchen/bath plumbing	1460		0	0	0	0		
	Re-plumb potable hot water	1460		0	0	0	0		
	Paint trim & caulk	1460		0	0	0	0		
57-05	Paint trim & caulk	1460		10,314	3,700	3,700	3,700	Complete	
57-06	Replace closet doors	1460		11,200	40,140	40,140	40,140	Complete	
	Replace gutters	1460		0	344	344	344	Complete	
	Landscaping/sidewalk	1450		-0-	1,249	1,249	1,249	complete	
	Replace drain lines	1450		-0-	8,500	8,500	8,500	complete	
	Install skylights	1460		3,700	14,050	14,050	14,050	Complete	
	Enclose walkway	1460		14,800	14,800	14,800	14,800	Complete	
	Concrete replacement	1450		-0-	10,380	10,380	10,380	complete	
57-08	Install skylights	1460		1,800	3,600	3,600	3,600	Complete	
	Renovate dayroom	1460		8,000	11,700	11,700	11,700	complete	
	Replace plumbing	1460		12,000	12,854	12,854	12,854	complete	
	Renovate closet doors	1460		0	2,376.55	2,376.55	2,376.55	Complete	
	Replace guttering	1460		-0-	4,319	4,319	4,319	complete	
	Replace dayroom equipment	1475		-0-	3,360.66	3,360.66	3,360.66	complete	
57-09	Paint/install windows	1460		-0-	24,589	24,589	24,589	complete	
	Replace door opener	1460		0	6,880	6,880	6,880	Complete	
	Windows	1460		-0-	24,800	24,800	24,800	complete	
	Replace security camera	1475		-0-	2,339.34	2,339.34	2,339.34	complete	
57-10	Install skylights	1460		1,800	3,600	3,600	3,600	Complete	
	Renovate dayroom	1460		0	11,700	11,700	11,700	Complete	
	Replace plumbing	1460		12,000	10,873	10,873	10,873	Complete	
	Replace guttering	1460		-0-	4,319	4,319	4,319	complete	
	Site improvement	1450		-0-	4,500	4,500	4,500	complete	
57-11	Install skylights	1460		1,800	3,600	3,600	3,600	Complete	
	Replace plumbing	1460		12,000	11,918	11,918	11,918	Complete	
	Renovate dayroom/hall lights	1460		-0-	8,005	8,005	8,005	complete	
	Replace guttering	1460		-0-	4,319	4,319	4,319	complete	
57-12	Replace security lighting	1475		-0-	14,700	14,700	14,700	complete	

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

Agency Name: MARION COUNTY	Grant Type and Number Capital Fund Program No: IL05750100 Replacement Housing Factor No:	Federal FY of Grant:
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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	
57-01	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-02	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-03	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-04	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-05	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-06	-0-	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-07	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-08	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-09	0	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-10	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-11	06-30-01	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-14	-0-	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	
57-15	-0-	03-31-02	3-31-02	03-31-02	09-30-02	09-30-02	

IL06P05750101 – 2001 grant year

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P005750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 06-30-2003			Final Performance and Evaluation Report		
	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	179,882	179,882	179,882	49,765.00
3	1408 Management Improvements Soft Costs	179,882	30,392	30,392	15,538.35
	Management Improvements Hard Costs				
4	1410 Administration	89,941	89,941	89,941	89,941.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	82,143	97,044	97,044	61,924.00
10	1460 Dwelling Structures	298,235	395,351	395,351	274,120.13
11	1465.1 Dwelling Equipment Nonexpendable	26,329	68,049.43	68,049.43	44,012.90
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	38,000	36,248.18	36,248.18	36,248.18
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	2,504.39	2,504.39	2,504.39
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	899,412	899,412	899,412	574,053.95
	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				

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

PHA Name: Marion County Housing Authority		Grant Type and Number IL07P05750101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Devel#Name/PHA WideActivities	General Description of Major Work Categories		Dev. Acct.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status
57-01	Plumbing		1460		12,000.00	5,363.48	5,363.48	5,363.48	complete
	Install electric smoke detectors		1460		990.66	5,180.66	5,180.66	5,180.66	Complete
	Replace electric light switches		1460		24,900.00	24,900.00	24,900.00	24,900.00	Complete
	Roofing		1460		-0-	40,735.00	40,735.00	0	Incomplete
	Paint vent pipes		1460		-0-	2,000.00	2,000.00	2,000.00	Complete
	Water heaters		1465		-0-	15,944.50	15,944.50	15,944.50	Complete
	Sealing office parking		1450		8,000.00	729.00	729.00	-0-	Incomplete
	Relocation		1495		2,500.00	2,504.39	2,504.39	2,504.39	complete
57-02	Storm doors		1460		-0-	-0-	-0-	-0-	
	Roofing		1460		-0-	24,900.00	24,900.00	-0-	Incomplete
	Furnaces		1465		-0-	6,692.26	6,692.26	6,692.26	Complete
	Appliances		1465		8,949.00	-0-	-0-	-0-	
	Cabinets		1460		-0-	8,444.00	8,444.00	8,444.00	Complete
	Replace gas valves		1460		-0-	6,959.00	6,959.00	6,959.00	Complete
	Security lighting		1475		-0-	-0-	-0-	-0-	
	Replace concrete		1450		23,355.00	24,371.00	24,371.00	23,355.00	Incomplete
	Paint vent pipes		1460		-0-	2,000.00	2,000.00	2,000.00	Complete
	Relocation		1495		2,500.00	-0-	-0-	-0-	
57-03	Sidewalks		1450		-0-	-0-	-0-	-0-	
	Replace gas valves		1460		-0-	8,237.50	8,237.50	8,237.50	Complete
	Park bench		1475		-0-	619.18	619.18	619.18	Complete
	Replace boilers		1465		-0-	24,036.53	24,036.53	-0-	Incomplete
	Dayroom renovation		1460		8,400.00	12,974.20	12,974.20	9,674.20	Incomplete
57-04	Dayroom renovation		1460		8,400.00	12,190.00	12,190.00	8,890.00	Incomplete
	Replace gas valves		1460		-0-	8,237.50	8,237.50	8,237.50	Complete
	Tubs/showers		1460		52,708.00	-0-	-0-	-0-	
	Replace storm door locks		1460		-0-	2,610.49	2,610.49	2,610.49	Complete
	Replace gutters/downspouts		1460		2,500.00	1,652.00	1,652.00	1,652.00	Complete
	Remove trees		1450		5,600.00	5,600.00	5,600.00	5,600.00	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Marion County Housing Authority		Grant Type and Number IL07P05750101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Devel#Name/PHA WideActivities	General Description of Major Work Categories		Dev. Acct.	Quantity	Total Estimated Cost		Total Actual Cost		Work Status

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750101 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			
57-01	12-01-02	03-31-03	06-30-03	03-01-2003	12-31-2003				
57-02	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-03	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-04	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-05	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-06	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-07	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-09	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-10	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-11	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-12	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				
57-13	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003				

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750101 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	
57-14	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003		
57-15	03-31-03	06-30-03	06-30-03	07-31-2003	12-31-2003		

IL06P05750102 – 2002 grant year

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P005750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement		Reserve for Disasters/ Emergencies		X Revised Annual Statement (revision no: 01)	
XX Performance and Evaluation Report for Period Ending 06-30-2003			Final Performance and Evaluation Report		
Li	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	170,831	170,831	-0-	-0-
3	1408 Management Improvements Soft Costs	170,831	170,831	1860.00	-0-
	Management Improvements Hard Costs				
4	1410 Administration	85,415	85,415	15,488.00	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	41,600	-0-	-0-
10	1460 Dwelling Structures	332,208	255,477	47,652.00	-0-
11	1465.1 Dwelling Equipment Nonexpendable	-0-	55,000	-0-	-0-
12	1470 Nondwelling Structures	-0-	20,000	-0-	-0-
13	1475 Nondwelling Equipment	94,869	55,000	-0-	-0-
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				
	Amount of Annual Grant: (sum of lines.....)	854,154	854,154	65,000.00	-0-
	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				

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

PHA Name: Marion County Housing Authority

Grant Type and Number Capital Fund Program No: IL06P05750102 Replacement Housing Factor No:

PHA Name: Marion County Housing Authority		Federal FY of Grant: 2002							
Devel Number HA-Wide Activities	General Description of Major Work Categories	ITEM#	Quantity	Total Estimated Cost		Total Actual Cost		Work Status	
57-01	Repair Youth Center	1470		-0-	5,000.00	-0-		Incomplete	
	Backfill yards	1450		-0-	2,500.00	-0-	-0-	Incomplete	
	Trim Remove trees	1450		-0-	7,500.00	-0-	-0-	Incomplete	
	Improve Drainage	1450		-0-	23,900.00	-0-	-0-	Incomplete	
	Replace closet doors	1460		70,000	-0-	-0-	-0-		
57-01/02	Replace roof	1460		-0-	24,900.00	-0-	-0-	Incomplete	
57-02	Replace furnaces	1465		-0-	55,000.00	-0-	-0-	Incomplete	
57-03	Water line improvements	1450		-0-	2,500.00	-0-	-0-	Incomplete	
	Storm door replacement	1460		-0-	27,500.00	-0-	-0-	Incomplete	
57-05	Paint exterior doors	1460		-0-	4,000.00	-0-	-0-	Incomplete	
	Replace windows	1460		52,000	-0-	-0-	-0-		
	Replace storm doors	1460		27,000	-0-	-0-	-0-		
	Insulation	1460		33,654	-0-	-0-	-0-		
57-06	Storm door replacement	1460		-0-	-0-	-0-	-0-	Incomplete	
	Insulation	1460		19,200	-0-	-0-	-0-		
57-07	Replace closet doors	1460		-0-	87,130.00	-0-	-0-	Incomplete	
	Paint hallway ceiling	1460		-0-	7,500.00	-0-	-0-	Incomplete	
57-08	Replace security lighting	1475		-0-	15,000.00	-0-	-0-	Incomplete	
57-09	TV reception improvement	1475		-0-	20,500.00	-0-	-0-	Incomplete	
	Replace roof	1460		32,000	-0-	-0-	-0-		
	Replace ext. door hardware	1460		-0-	970.00	-0-	-0-	Incomplete	
57-10	Replace security lighting	1475		-0-	15,000.00	-0-	-0-	Incomplete	
	Storage building	1470		-0-	15,000.00	-0-	-0-	Incomplete	
	Concrete slab for grounds	1450		-0-	1,200.00	-0-	-0-	Incomplete	
	Insulation	1460		13,600	-0-	-0-	-0-		
	Replace roof	1460		19,354	-0-	-0-	-0-		
57-11	Insulation	1460		13,600	-0-	-0-	-0-		
	Dayroom furniture	1475		-0-	4,500.00	-0-	-0-	Incomplete	

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
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		
57-01	04-30-03	03-31-04		09-30-2003	05-31-04			
57-02	04-30-03	03-31-04		09-30-2003	05-31-04			
57-03	04-30-03	03-31-04		09-30-2003	05-31-04			
57-05	04-30-03	03-31-04		09-30-2003	05-31-04			
57-06	04-30-03	03-31-04		09-30-2003	05-31-04			
57-07	04-30-03	03-31-04		09-30-2003	05-31-04			
57-08	04-30-03	03-31-04		09-30-2003	05-31-04			
57-09	04-30-03	03-31-04		09-30-2003	05-31-04			
57-10	04-30-03	03-31-04		09-30-2003	05-31-04			
57-11	04-30-03	03-31-04		09-30-2003	05-31-04			
57-12	04-30-03	03-31-04		09-30-2003	05-31-04			
57-16	04-30-03	03-31-04		09-30-2003	05-31-04			

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 IL06P05750103 FFY of Grant Approval: (12/31/2003)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	140557
3	1408 Management Improvements	140557
4	1410 Administration	70279
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	6500
10	1460 Dwelling Structures	210000
11	1465.1 Dwelling Equipment-Nonexpendable	8393
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	126500
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)	702786
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 2003

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
57-02	SIDEWALK REPLACEMENT	1450	4500
57-08	CONCRETE REPLACEMENT	1450	2000
57-09	REPLACE APPLIANCES	1465	8393
57-12	REPLACE KITCHEN CABINETS	1460	210000
57-14	SEWER REPAIR	1475	94500
57-15	SECURITY LIGHTING	1475	32000

Annual Statement 2003

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)
57-02	09-30-2004	03-31-2005
57-08	09-30-2004	03-31-2005
57-09	09-30-2004	03-31-2005
57-12	09-30-2004	03-31-2005
57-14	09-30-2004	03-31-2005
57-15	09-30-2004	03-31-2005

Annual Statement 2004

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P05750104 FFY of Grant Approval: 2004

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	140557
3	1408 Management Improvements	140557
4	1410 Administration	70279
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	27399
10	1460 Dwelling Structures	92316
11	1465.1 Dwelling Equipment-Nonexpendable	120000
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	111678
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)	702786
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 2004

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
57-01	INSULATE EXTERIOR DOOR	1460	200
57-03	LANDSCAPING	1450	14370
57-03	REPLACE EXTERIOR DOORS	1460	25000
57-03	TV SIGNAL SYSTEM	1475	41678
57-04	TV SIGNAL SYSTEM	1475	70000
57-05	REPLACE FAMILY CLOSET DOORS AND REMODEL FURNACE ACCESS	1460	25000
57-07	REPLACE ENTRANCE HARDWARE	1460	10000
57-09	RESURFACE PARKING	1450	13029
57-09	PAINT HALLWAYS	1460	21116
57-12	REPLACE FURNACES (UPCHURCH)	1465	120000
57-15	REPLACE EXTERIOR SIGNS/INSTALL STROBES	1460	11000

Annual Statement 2004

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)
57-01	09-30-2006	03-31-2007
57-03	09-30-2006	03-31-2007
57-04	09-30-2006	03-31-2007
57-05	09-30-2006	03-31-2007
57-07	09-30-2006	03-31-2007
57-09	09-30-2006	03-31-2007
57-12	09-30-2006	03-31-2007
57-15	09-30-2006	03-31-2007

Attachment C (il057c01)

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057001	Malcom G. Bryant Apts & Susie Lee Davis Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			16,230	2005
Replace storm doors			56,081	2005
Replace gutters			8,500	2006
Replace plumbing			35,000	2006
Replace Appliances			15,109	2006
Replace ventilation turbines			30,000	2007
Site improvements			10,000	2009
Replace roofs			170,000	2009
Total estimated cost over next 5 years			340,920	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057002	Meadowlark Manor	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			15,000	2005
Paint exterior frames and caulk			22,000	2005
Replace Plumbing			25,000	2006
Replace appliances			32,000	2006
Replace Roofs (18 buildings)			148,143	2008
Total estimated cost over next 5 years			242,143	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057003	Lincoln courts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace appliances			20,992	2005
Replace drain lines			22,500	2006
Paint ext doors and dayroom			18,000	2006
Total estimated cost over next 5 years			61,492	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057004	Golden Acres	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace appliances			20,622	2005
Replace drain lines			18,000	2006
Paint ext doors and dayroom			22,500	2006
Replace Windows			27,770	2007
Replace Storm Doors			28,479	2007
Insulation			7,395	2007
Paint interiors			32,000	2009
Total estimated cost over next 5 years			156,766	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057005	Silver Acres	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			15,000	2005
Paint ext. frames and caulk			18,000	2005
Replace plumbing			18,990	2006
Replace appliances			54,393	2009
Total estimated cost over next 5 years			106,383	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057006	Blue Jay Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			5,000	2005
Replace plumbing			15,000	2006
Replace dayroom appliances			12,900	2006
Appliances			19,200	2007
Replace Dayroom Exterior Utility door			1,500	2008
Replace Dayroom Windows			1,200	2008
Replace Door hardware			6,000	2008
Total estimated cost over next 5 years			60,800	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057007	Glenwood Acres I	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace gutters			4,500	2006
Replace electrical lighting and outlets			25,200	2006
Paint exterior frames and interior halls			12,000	2006
Replace dayroom furnishings			6,000	2006
Door Replacement			120,000	2008
Replace Door hardware			9,000	2008
Total estimated cost over next 5 years			176,700	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057008	Community Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint ext door frames and caulk			8,000	2005
Appliances			13,600	2007
Security lighting			15,000	2008
Storage building			29,800	2009
Foundation			3,550	2009
Total estimated cost over next 5 years			69,950	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057009	Elm Street apartments	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint and renovate community dayroom			14,000	2006
Replace dayroom furnishings			7,169	2006
Replace/refinish common room and hall floors			32,000	2007
Replace Plumbing			33,000	2008
Replace Dayroom doors			6,000	2008
Security lighting			41,000	2009
Total estimated cost over next 5 years			133,169	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057010	Suarez Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace exterior and interior doors and storm doors			40,000	2005
Foundation			3,550	2009
Total estimated cost over next 5 years			43,550	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057011	Paul T. Maulding Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace kitchen plumbing			23,968	2005
Resurface parking			13,600	2007
Foundation			3,550	2009
Total estimated cost over next 5 years			41,118	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057012	Upchurch Apts./Blackwell Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			22,500	2005
Replace appliances			33,025	2006
Replace roof			138,949	2007
Resurface Concrete Parking			11,000	2008
Total estimated cost over next 5 years			205,474	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057013	Heritage Apts.	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace dayroom furnishings			6,000	2006
Landscaping			8,700	2007
Total estimated cost over next 5 years			14,700	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057014	Walter E. Broom Apts	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace plumbing (kitchen and bath)			35,000	2005
Replace exterior doors and frames			26,700	2007
Replace door locks			5,000	2007
Foundation			3,550	2009
Total estimated cost over next 5 years			70,250	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057015	Glenwood III	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint trim and caulk			5,000	2005
Total estimated cost over next 5 years			5,000	

Attachment C (il057c01)

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057016	Scattered Sites Sandoval	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint trim and caulk			5,000	2005
Replace storm doors			23,000	2005
Paint vents			550	2008
Total estimated cost over next 5 years			28,550	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P057001	PHA WIDE	-0-	-0-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1410 Administration Costs (70,279 per year)			351,395	2005-2009
1408 Management Improvements (140,557 per year)			702,785	2005-2009
1406 Operations/ Other (140,557 per year)			702,785	2005-2009
Total estimated cost over next 5 years			1,756,965	

ATTACHMENT D (filename il057d01)

IL06P057001 MARION COUNTY HOUSING AUTHORITY
ADMINISTRATION

ORGANIZATIONAL CHART

1. JOHN D. SHAW, EXECUTIVE DIRECTOR
2. GLENDA TERRY, EXECUTIVE ASSISTANT
3. MELISSA FOREMAN, ADMINISTRATIVE ASSISTANT
4. HELEN HANSON, BOOKKEEPER
5. SHIRLEY ELLIOTT, HOUSING VOUCHER MANAGER
6. JIM HESTER, COMP GRANT COORDINATOR
7. EVAN DEADMOND, DIRECTOR OF DEVELOPMENT
8. CONTROL MANAGEMENT COMPANY, DAILY OPERATIONS

Attachment E (il057e01)

IL06P057-001 MARION COUNTY HOUSING AUTHORITY

PEST AND ROACH ERADICATION PLAN

A. THE PLAN

The Pest and Roach Eradication Plan consists of six basic steps conducted by a licensed professional chemical technician.

1. INSPECTION

Inspection of units is conducted to look for harbourage areas of pests, conditions of moisture, heat or darkness that favor infestations, food and water that can be used by the pests, probable means of entry of the infestation (such as incoming foods, open sewers), and evidence of infestation (such as damage, droppings and tracks). The inspection provides the measures that may or may not be used and any safety precautions for the tenants that may be necessary.

2. IDENTIFICATION

Positive and accurate identification of the infestation is made to evaluate the problem and to make appropriate recommendation for control.

3. RECOMMENDATION

Procedures for extermination are explained to the tenant and the tenant is advised on what should be done to make the control program a more successful and lasting one. The tenant may be advised to empty all cabinets and to cover any food items.

4. TREATMENT

Treatment may include spraying of legal and appropriate pesticides and/or the use of traps. A follow-up treatment is usually required.

5. EVALUATION

Pest infestation level is monitored. The tenant is advised on matters of sanitation and how to prevent new pest problems from becoming

established. Tenant is advised to report any recurrent pest problem so that it can be attended to. Reapplication of pest management procedures are conducted as necessary.

6. PREVENTION

Common areas are treated periodically in an effort to control pest infestation.

B. INSTIGATION OF PEST AND ROACH ERADICATION

1. EMPTY UNITS

All units shall be inspected after being vacated. Treatment shall be applied prior to the next lessee's moving in.

2. LEASED UNITS

Notification of a pest or roach problem by an existing tenant shall cause an inspection to be made and a scheduled eradication to be performed.

3. ADJOINING UNITS

Adjoining units or entire complexes may be treated with proper notification.

MARION COUNTY HOUSING AUTHORITY

ANNUAL PLAN

PROGRESS REPORT

YEAR 3 OF FIVE YEAR PLAN - FISCAL YEAR ENDING DECEMBER 31, 2003

GOALS:

GOAL 1: Meeting the needs of the population

Available vouchers were utilized 104%. Application was made for both Fair Share Vouchers and Reallocated Base Line Vouchers. Approval and funding have been received for fifty Fair Share Vouchers. The Fair Share Vouchers have been fully implemented.

GOAL 2: Ensuring equal opportunity in the Housing Authority

The Administration Plan for Section 8 Outreach Plan has been amended to widen the scope of the vouchers to previously unattainable areas and communities.

GOAL 3: Promoting self-sufficiency and asset development

The Authority has been reassessing the impact of the cessation of the Community Service requirement in cooperation with the Department of Human Services. We are still working with the local higher education facilities. The Authority continues to keep residents informed of available scholarships. The Community Service Program has been implemented.

GOAL 4: Improving the Community

The Housing Authority continues its relationship with the Centralia Development Association in securing economic opportunity for the community. The police and the leasing department continue to work closely in an effort to keep up a high caliber of residents. The general population fully utilizes the sub-station. Community Police Officer Ken Ingersoll was enabled to implement an in-car computer system for accessing tenant data in connection to the tenant identification program and parking permits.

PROGRESS REPORT

YEAR 3 OF FIVE YEAR PLAN - FISCAL YEAR ENDING DECEMBER 31, 2002
continued

GOAL 5: Improving housing stock

A contract for county-wide inspection of all aspects of the public housing stock was executed during this fiscal year and suggestions were implemented. The on-going Capital Funds program continues to improve the physical plant.

The addition of housing vouchers in the community continues to greatly influence the condition of the private housing stock. Fewer units are rejected due to condition each year.

Attachment G (il057g01)

Required Attachment IL057 A-1: Resident Member on the PHA Governing Board

1. x Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Rhonda Buchana

B. How was the resident board member selected: (select one)?

- Elected
- X Appointed

C. The term of appointment is (include the date term expires): 09-24 2000 to 09-24-2005

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

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

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

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Sam Nall, Chairman, Marion County Board of Supervisors

Attachment H (il057h01)

Required Attachment IL057 A-2: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Rhonda Buchana
Nedra Johnson
Tonya Davis
Joan Perry
Tyesha Campbell
Arlene Davis
Colleen Austin
Dora Sussen
Julie Dyer
Charlotte Wilkins
Tina Emmett
Darlene McNew
Marcella Schulte

Attachment I (il057i01)

FYE 2002 CUSTOMER SATISFACTION SURVEY FOLLOW-UP PLAN REQUIRED FOR ALL SCORES UNDER 75%

(RESIDENTS SURVEYED IN MARCH 2003)

COMMUNICATION scores on the resident Customer Satisfaction Survey was one point below the required 75%. The Housing Authority has implemented the following guidelines to achieve improvements in this area:

The Housing Authority will communicate with residents through the resident council, resident newsletters, resident meetings, and individual mailings through the United States Postal Service to insure that residents are well informed of any scheduled maintenance, repairs, or modernization activities in advance.

The Housing Authority will initiate guidelines that require management to distribute brochures at the resident's annual reviews outlining the rules of the lease.

Management will initiate incentives to encourage residents to participate in resident organization meetings and events. Resident newsletters will be issued on a quarterly time schedule and will highlight a community calendar for resident meetings.

Management staff will participate in sensitivity training seminars to increase communication-people skills.

MARION COUNTY HOUSING AUTHORITY

ANNUAL PLAN

SECTION C: PROJECT-BASED VOUCHERS

The Marion County Housing Authority (MCHA), in accordance with FR-4633-N-01 dated January 16, 2001 and upon approval from the Department of Housing and Urban Development, intends to attach a minimum of ten (10) Section 8 Housing Choice Voucher assistance units for Project-Based Vouchers.

MCHA will advertise in newspaper of general circulation once a week for three consecutive weeks for Request for Proposals (RFP) from owners/developers interested in entering a contract with the MCHA accepting project-based vouchers. MCHA will only consider proposals in response to advertisement. The proposal must meet the requirements of 24 CFR Part 983 relating to eligible and ineligible properties and not involve the displacement of tenants. Selection of proposals will be rated based on awarded points according to the mandatory requirement criteria as stated in the RFP.

The general locations for project-based assistance will be consistent with the existing Housing Choice Voucher program Administrative Plan outreach within Marion County and its surrounding unassisted areas.

The administration of the project-based assistance will remain consistent with the MCHA Annual Plan in that it will achieve deconcentrating goals by creating housing that is safe, affordable, and in an environment that will expand housing and economic opportunities.