

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2004
PHA Name: NORTH CHICAGO
HOUSING AUTHORITY

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: NORTH CHICAGO

PHA Number: IL107

PHA Fiscal Year Beginning: 10/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: **146**

Number of S8 units:

Number of public housing units:

Number of S8 units: **471**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **OLIVIA HARRIS**

Phone: **(847) 785-4300**

TDD:

Email: **kuklaj@ameritech.net**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

1. **Site-Based Waiting List Policies – N/A**
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
X 2. Capital Improvement Needs..... 5
903.7(g) Statement of Capital Improvements Needed
 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs - N/A
 4. Project-Based Voucher Programs – N/A
X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.8
 6. Supporting Documents Available for Review
X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report11
X 8. Capital Fund Program 5-Year Action Plan.....14

ATTACHMENTS

PHA Progress in Meeting the Mission and Goals Described In the 5-Year Plan.....A
Criteria for Substantial Deviations and Significant Amendments.....B
Other Information; Resident Advisory Board Recommendations.....C
Resident Advisory Board Members.....D
Resident Membership on PHA Governing Board.....E
Capital Fund Programs, 501-01,02,03 and 502-03..... F
B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

- Form HUD-50070, Certification for a Drug-Free Workplace;**
- Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**
- Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.**

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year NO

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year NO

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

- Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
- Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **(Lake County)**

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

- The PHA has based its statement of needs of families on its waiting lists 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)**

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **Preserve, Maintain and Expand Affordable housing in Lake County.**

The goals and objectives of the Lake County Consolidated Plan is to encourage a diverse variety of housing units to meet the needs of Lake County residents of different demographic groups and economic levels in a manner consistent with local planning objectives and the Regional Framework Plan.

Lake County and Municipalities will cooperatively plan for housing to meet the needs of the County's growing population in a manner consistent with local planning objectives and the Regional Framework Plan.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X 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. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: NORTH CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL107-501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements	10,000.00			
4	1410 Administration	16,000.00			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	4,000.00			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	145,774.00			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Collateralization or Debt Service	-0-			
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	175,774.00			
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	-0-			
25	Amount of Line 21 Related to Security – Hard Costs	-0-			
26	Amount of line 21 Related to Energy Conservatio	57,500.00			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: NORTH CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL 107-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA -WIDE	Mgmt. Improvement	1408		10,000.00				
107-2	Administration	1410		16,000.00				
107-2	A&E	1430		4,000.00				
107-2	Fire Panel	1460		28,000.00				
107-1	Outdoor Lightening	1460		7,000.00				
107-2	Replace hall carpeting	1460		11,000.00				
107-1	Comm. room flooring	1460		7,500.00				
107-2	Comm. room flooring	1460		7,500.00				
107-1	Hallway ceiling/lights	1460		52,274.00				
107-2	Replace Gutters	1460		7,500				
107-1	Fence/Auto gate	1460		25,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: NORTH CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: IL107-501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004
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	
Mgmt. Improvement	9/30/07						
Administration	9/30/07						
A & E	6/30/07						
Outdoor Lighting	6/30/07						
Fire Panel	9/30/07						
Hallway carpeting	7/30/07						
flooring	9/30/05						
flooring	9/30/05						
gutters	9/30/06						
Fence/auto gate	9/30/07						
Ceiling/lighting	9/30/07						

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name North Chicago Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:2005	FFY Grant: PHA FY:2006	FFY Grant: PHA FY2007	FFY Grant: PHA FY: 2008
Kukla Towers IL06P-107-1 Thompson Manor IL06-107-2	Annual Statement				
1408		10,000	10,000	10,000	10,000
1410		16,000	16,000	16,000	16,000
1430		10,000	10,000		
1460		145,000	145,000	155,000	80,000
1475.4					20,000
1475.7					55,000
CFP Funds Listed for 5-year planning		181,000	181,000	181,000	181,000
Replacement Housing Factor Funds					

Attachment A

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004

The North Chicago Housing Authority has had a complete turn over in top administrative staff and in the process of training new employees in most positions. In addition; due to changes in funding calculations for expiring vouchers and other expenditures beyond the PHA's control; some of the goals of the previous administration were not feasible. The housing authority has been able to meet and exceed some of the performance goals previously set.

- 1. NCHA recognized as a high performer by 2002:
Scored 89 Standard 2001 and 90 High Performer 2002.**
- 2. Homeownership Program:
Unable to accomplish due to lack of funds and staff.**
- 3. Enhance Marketability of public housing units:
Resident satisfaction score 9 of possible 10**
- 4. Improve community perception of safety in housing development:
Meeting monthly with community policing program, reduced complaints substantially.**
- 5. Manage HCV in an efficient and effective manner:
We reached 90% lease up by April 2004**
- 6. Deliver quality maintenance service:
Customer satisfaction scores has improved and most maintenance work order are completed within an eight hour period.**
- 7. Ensure equal treatment of all applicants:
We have not had any finding of non compliance with Equal Opportunity or Fair Housing Act.**

**8. Compliance with Generally Accepted Accounting Practices:
No financial or non-compliance findings during Independence Audit.**

The North Chicago Housing Authority has graduated five (5) participants from its Section 8 Housing Choice Voucher FSS Program; with escrow pay-out totaling \$21,560.00.

We solved some of the parking problems for residents and visitors by developing an additional eight (8) parking spaces across the street from the Administrative Office.

Attachment B

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

The North Chicago Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification to the 5 - year Plan is as follows:

A. Substantial Deviation from the 5 – year Plan:

- a) Inability to meet its goals and objective due to lack of funding;**

- b) **Substantial changes in community needs**
- c) **Lack of support from residents, city officials or HUD**

B. Significant Amendment or Modification to the Annual Plan

- a) **Change to rent calculation or admission policies**
- b) **Organization of the waiting list**
- c) **Additions of non-emergency work items in the Capital Fund Program (items not included in the current CFP)**
- d) **Any changes resulting in demolition, designation, homeownership Program, Deregulation or conversion activities.**

Attachment C

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

The Resident Advisory Board and all other resident in attendance at the Public Hearing were given copies of the Proposed PHA Plan which was discussed in details at the meeting. Each participant was given a Public Comment Form to make suggestions, comment on contents of the Plan and return to staff at the end of the session.

b. In what manner did the PHA address those comments? (select all that apply)

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. In what manner did the PHA address those comments? (select all that apply)

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

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

List changes below:

Revised CFP to include items discussed at Public Hearing and submitted as comments on the proposed Plan.

SUGGESTIONS FOR PHA PLAN INCLUSION

New bi-fold closet doors and possibly an intercom system to facilitate Announcement for all residents or warnings for residents in cases of emergencies. The CFP for 2004 contains priority items, their recommendations will be considered for CFP 2005 or 2006.

Other: (list below)

Attachment D

RESIDENT ADVISORY BOARD MEMBERS

The North Chicago Housing Authority's Advisor Board Members:

Mr. Joe Coleman

Mr. Robert Johnson

Mrs. Elizabeth Marshall

Mr. Clyde Scarbrough

Mrs. Erlynne F. Slinsky

Attachment E

(2) Resident Membership on PHA Governing Board

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

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

The North Chicago Housing Authority is currently without a Resident Commissioner; the last resident commissioner resign due to poor health and has since passed. We made numerous attempts to find a public housing resident or Section 8 participant interested in serving on the Board of Commissioners.

We recently submitted the name of a public housing resident interested in serving in that capacity to Mayor Bette Thomas for possible appointment at their next City Council Meeting.

Yes No:

The duly appointed Resident Commissioner passed in 2002; the Mayor of the City of North Chicago has not appointed a replacement. The NCHA has submitted the name of a potential candidate to the Mayor for consideration.

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

The last resident commissioner's term of appointment was 2001-2006

ATTACHMENT "F"

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH CHICAGO	Grant Type and Number Capital Fund Program: IL06P-107-501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:

XPerformance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 3,092.00	\$4,506.00	\$4,506.00	\$4506.00
3	1408 Management Improvements				
4	1410 Administration	\$ 13,500.00	\$14,175.00	\$ 14,175.00	\$14,175.00
5	1411 Audit	\$ 2,480.00	\$6,855.00	\$6,855.00	\$6855.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 10,465.00	\$9,790.00	\$9,790.00	\$9,790.00
8	1440 Site Acquisition				
9	1450 Site Improvement		\$27,200.00	\$27,200.00	\$27,200.00
10	1460 Dwelling Structures	-0-	\$97,306.00	\$97,306.00	\$97,306.00
11	1465.1 Dwelling Equipment—Non expendable				
12	1470 Non dwelling Structures	\$120,000.00			
13	1475 Non dwelling Equipment	\$ 44,190.00	\$33,895.00	\$33,895.00	\$33,895.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$193,727.00	\$193,727.00	\$193,727.00	\$193,727.00
21	Amount of line 20 Related to LBP Activities				

ATTACHMENT "F"

PHA Name: HOUSING AUTHORITY OF THE CITY OF NORTH CHICAGO		Grant Type and Number Capital Fund Program: IL06P-107-501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement XPerformance and Evaluation Report for Period Ending: 6/30/04		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:	
		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	\$44,190.00		\$33,895.00	
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of North Chicago	Grant Type and Number Capital Fund Program: IL 107-501-02 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
---	---	-------------------------------------

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
Performance and Evaluation Report for Period Ending 6/30/04 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations(may not exceed 10% of line 16)				
3	1408 Management Improvements	7,550.00	8,421.00		
4	1410 Administration	18,043.00	18,043.00		
5	1411 Audit	2,450.00	-0-		
6	1415 liquidated Damages				
7	1430 Fees and Costs	7,000.00	8,300.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	19,095.00		
10	1460 Dwelling Structures	145,390.00	126,574.00		
11	1465.1 Dwelling Equipment—Non expendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	180,433.00	180,433.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report (ATTACHMENT F) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the City of North Chicago		Grant Type and Number Capital Fund Program: IL 107-501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
Original Annual Statement Performance and Evaluation Report for Period Ending 6/30/04			<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
		Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

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

PHA Name: Housing Authority of the City of North Chicago		Grant Type and Number Capital Fund Program #: IL-107-501-02 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	OPERATIONS	1406						
PHA	MANAGEMENT IMPROVEMENT	1408	See 1408 below *	7,550.00	8,421.00			Completed
PHA	ADMINISTRATION	1410		18,043.00	18,043.00	18,043.00	18,043.00	Completed
PHA	AUDIT	1411		2,450.00	0	0	0	removed
HA-WIDE	ARCHITECT/ENGINEER	1430		7,000.00	8,300.00	8,300.00	8,300.00	Completed
IL 107-1	REPLACE ZONE VALVES	1460		5,390.00	2,920.00	2,920.00	2,920.00	Completed
IL 107-1	REPLACE APT. DOORS (98)	1460		75,000.00	58,010.00	58,010.00	58,010.00	Completed
IL 107-1	PARKING LOT KUKLA	1450		-0-	9,895.00	9,895.00	9,895.00	Completed
IL 107-2	Parking lot Thompson Manor	1450		-0-	9,200.00	9,200.00	9,200.00	Completed
IL107-2	Heating System	1460		52,238.00	52,238.00	52,238.00	52,238.00	Completed
IL107-2	Install garbage wash system	1460		12,762.00	6,141.00			
IL107-1	Install garbage wash system	1460			7,265.00			
PHA WIDE	(Lawn and garden equipment	1408	*	-0-		2,760.00	2,760.00	Completed
	copier explanation line 2)	1408	*	-0-		5,661.00	5,661.00	Completed
				180,433.00	180,433			

**Annual Statement/Performance and Evaluation Report (ATTACHMENT F)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

PHA Name: NORTH CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: IL 107-502-03 Capital Fund Program Replacement Housing Factor Grant No:		
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual		
Performance and Evaluation Report for Period Ending 6/30/04		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations(may not exceed 10% of line 16)			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	\$30,249.00		10,83
11	1465.1 Dwelling Equipment—Non expendable			
12	1470 Non dwelling Structures			
13	1475 Non dwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1498 Mod Used for Development			
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	\$30,249.00		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

**Annual Statement/Performance and Evaluation Report (ATTACHMENT F)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

PHA Name: NORTH CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: IL06P-107-501-03 Capital Fund Program Replacement Housing Factor Grant No:	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual	
Performance and Evaluation Report for Period Ending 6/30/04		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	
8	1440 Site Acquisition	-0-	
9	1450 Site Improvement	-0-	
10	1460 Dwelling Structures	108,600.00	
11	1465.1 Dwelling Equipment—Non expendable	-0-	
12	1470 Non dwelling Structures	-0-	
13	1475 Non dwelling Equipment	-0-	
14	1485 Demolition	-0-	
15	1490 Replacement Reserve	-0-	
16	1492 Moving to Work Demonstration	-0-	
17	1495.1 Relocation Costs	-0-	
18	1498 Mod Used for Development	-0-	
19	1502 Contingency	-0-	
20	Amount of Annual Grant: (sum of lines 2-19)	151,778.00	
21	Amount of line 20 Related to LBP Activities	-0-	
22	Amount of line 20 Related to Section 504 Compliance	-0-	
23	Amount of line 20 Related to Security	-0-	
24	Amount of line 20 Related to Energy Conservation Measures		

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

PHA Name: North Chicago Housing Authority		Grant Type and Number Capital Fund Program #: IL06P-107-501-03 Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost	
				Original	Revised
PHA WIDE	OPERATIONS	1406		15,178.00	15,178.00
PHA WIDE	ADMINISTRATION	1410		18,000.00	18,000.00
PHA WIDE	ARCHITECT / ENGINEER	1430		10,000.00	10,000.00
II 107-2	REPLACE DROP CEILING	1460		25,000.00	35,078.00
IL 107-2	REPAIR PLUMBING	1460		26,822.00	11,822.00
IL 107-2	REPLACE STOVES	1460		5,000.00	
IL 107-2	REPLACE REFRIGERATORS	1460		5,000.00	
IL 107-1	REPLACE WALL HEATING UNITS	1460		16,778.00	16,778.00
IL 107-2	INSTALL NEW LIGHTING SYSTEMS	1460		30,000.00	-0-
IL107-2	Repair panic lights and bells	1460		-0-	8,500.00
IL 107-1	Parking Lot Lights (new lot)	1460		-0-	9,922.00
IL107-1 and 2	Washers and Dryers	1460			9,500.00
II 107-2	Additional Security Cameras	1460		-0-	7,000.00

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

PHA Name North Chicago Housing Authority		Grant Type and Number Capital Fund Program #: IL06P-107-501-03 Capital Fund Program Replacement Housing Factor #:					Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	09/30/06			09/30/07			
PHA WIDE	09/30/04			09/30/07			
PHA WIDE	09/30/06			09/30/07			
IL 107-2	12/31/05			09/30/07			
IL-107-2	03/31/05			09/30/07			
IL-107-2	12/31/04			09/30/05			
IL-107-2	12/31/04			09/30/05			
IL 107-1	9/30/04			09/30/05			
IL 107-2	06/30/04			09/30/06			