

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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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 to certain 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 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

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

PHA Number: IL018

PHA Fiscal Year Beginning: 10/2005

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

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:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 – 2010

[24 CFR Part 903.12]

A. Mission

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

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

The PHA's mission is:

The Mission of the Rock Island Housing Authority is to pursue new and creative ways to meet the changing housing needs of the residents of Rock Island.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing
Objectives:

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

PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Five-Year Goals:

- Safe, well-maintained housing units
- Effective organization with measured performance
- Solid, credible financial condition
- Full occupancy of units
- Positive image: within our community and within the Quad Cities
- Implement RIHA Asset Management Plan

Fiscal Year Goals:

- Ensure long-term financial viability
- Continue to improve customer service
- Enhance public image
- Implement Asset Management Plan
- Maintain “High Performer” designation

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)].

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

The Rock Island Housing Authority owns and manages 550 units of conventional low-income public housing. RIHA operates a Housing Choice Voucher Program with 167 units of subsidized Section 8 housing. In total, RIHA provides housing assistance for seven hundred families – nearly 1500 persons.

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

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

Purpose and Structure of the Agency Plan

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

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

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while meeting its own needs. It outlines the PHA's efforts in meeting the needs of the low and very-low income population in its community and effectively serves as a management, operational and accountability tool for the Authority. An

Annual Plan and/or update of the Agency Plan will be submitted to HUD annually at least 75 days before the start of the succeeding fiscal year. This PHA Plan contains a Five-Year Plan for Fiscal Years 2005 through 2009 and an Annual Plan for Fiscal Year 2005.

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

The Asset Management Plan

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

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

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

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

Revitalization and Deconcentration

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

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

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

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

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

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

Resident Quality of Life Plan of Action

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

Strong, economically diverse communities are important ingredients in reducing poverty, eliminating dependence upon welfare and improving the futures of low-income families. Neighborhood revitalization and deconcentration is based upon the notion that cities can (and should) be renewed for the sake of their residents. Neighborhood revitalization is more than building housing in a community – it's about rebuilding lives. Together, we are helping to restore hope and equal opportunities for all of the residents of Rock Island.

Relocation Plan of Action

HUD regulations require that any application for the demolition / disposition of property be accompanied by a relocation plan. As part of the recommended Asset Management Plan, the Rock Island Housing Authority will provide displaced residents multiple options for relocation in

accordance with the Uniform Relocation Act (URA). Residents will receive relocation assistance as stipulated in the URA and as outlined in the Relocation Plan of Action. Resident relocation options include:

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

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

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

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

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

Resource Development

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

Conclusion

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

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Family Sites			
	# of families	% of total families	Annual Turnover
Waiting list total	340		78
Extremely low income <=30% AMI	324	95.3%	
Very low income (>30% but <=50% AMI)	15	4.4%	
Low income (>50% but <80% AMI)	1	0.3%	
Families with children	156	45.9%	
Elderly families	2	0.6%	
Families with Disabilities	0	0.0%	
Black/African American	223	65.6%	
White, non-Hispanic	95	27.9%	
Hispanic	21	6.2%	
American Indian/AK Native	1	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	166	48.8%	44
2 BR	126	37.1%	29
3 BR	33	9.7%	4
4 BR	13	3.8%	1
5 BR	2	0.6%	0
5+ BR	0	0.0%	0
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)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	197		22
Extremely low income <=30% AMI	179	90.9%	
Very low income (>30% but <=50% AMI)	15	7.6%	
Low income (>50% but <80% AMI)	3	1.5%	
Families with children	113	57.4%	
Elderly families	2	1.0%	
Families with Disabilities	15	7.6%	
Black/African American	126	64.0%	
White, non-Hispanic	55	27.9%	
Hispanic	12	6.1%	
Other	4	2.0%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)? **12 months**

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

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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

Work on the implementation of project-based Housing Choice Vouchers

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

Select all that apply

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

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

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

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

Select all that apply

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

Promote Mandatory Earned-Income Disallowance

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

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

Select all that apply

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

Promote Mandatory Earned-Income Disallowance

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Coordinate with providers of social services to the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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 903.12 (b), 903.7 (c)]

List on the following table 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 2005 grants)		
a) Public Housing Operating Fund	\$ 1,906,693.28	
b) Public Housing Capital Fund	\$ 1,053,257	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 857,283	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Capital Fund		
i. 501-02	\$ 106,643	Public Housing Capital Improvements
ii. 501-03	\$ 498,617	
iii. 501-04	\$ 683,705	
iv. 502-03	\$ 113,952	
3. Public Housing Dwelling Rental Income		
	\$ 917,871	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$ 6,138,021.28	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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: (state time)
- Other: (describe)

At the time of application

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)

Outstanding debt to any HUD-assisted program

- 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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **NO**
If yes, complete the following table; if not skip to d.

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:

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Near-elderly

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.

5 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4 Near-elderly

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Resident Lease Handbook

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Deconcentration Policy

A policy of deconcentration will help to achieve a more equitable distribution of families between Rock Island Housing Authority developments. The Housing Authority shall determine

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

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

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

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):
 - 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)

Current address

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

(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:

Difficulty of the household in locating a unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 3** 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
- 2** 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 903.12(b), 903.7(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 of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

including loss of employment; or

- › A death in the family has occurred

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

For increases in earned income of \$39 per month or less

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

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)

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$40 per month**
- Other (list below)

Any time family composition changes

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

(2) Flat Rents

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

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

Current market study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. 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 of sub-component 5B: 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) Hope VI Revitalization

a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)

Development name:

Development (project) number:

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

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

Valley Homes

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

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

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

upgrade, or to demolish and replace each RIHA property.

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

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

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

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

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

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

Future plans for the former Valley Homes site includes the construction of 30 mixed-income, for-sale homes. The Valley Homes site is not designated for the relocation of current Valley Homes households.

In-Fill Housing: Acquire Existing and/or Develop New. The Rock Island Housing Authority should acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for

current and future residents over the long-term. RIHA recently broke ground for six new affordable in-fill homes in four Rock Island neighborhoods. Six more homes are scheduled for construction beginning in 2005 for a total of twelve new affordable homes. These homes will be used as part of the RIHA Homeownership Program for displaced Valley Homes households.

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

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

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

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

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

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

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

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

e. 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:

(Please see response to item *d* above)

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Valley Homes
1b. Development (project) number:	IL018005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	approved 09/16/04
5. Number of units affected:	57
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 1/1/06 b. Projected end date of activity: 2/28/06

Demolition/Disposition Activity Description	
1a. Development name:	New infill construction
1b. Development (project) number:	n/a
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	planned submission 10/01/05
5. Number of units affected:	4
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: b. Projected end date of activity: 12/31/05

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 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?**15**

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:

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

Case management and self-sufficiency training; mentor residents; work with homeownership center.

(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):

- a. 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.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

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.)

History of RIHA's Five-Year Plan

2005 marks the fifth anniversary of the Rock Island Housing Authority's Five Year Plan. The strides the agency has made in that time are remarkable when compared to the operations, reputation, and performance RIHA had such a short time ago. The dedicated staff and Board of Commissioners have helped to eliminate RIHA's long-standing stigma in the community and have also dedicatedly worked to create a thriving agency that strives to provide quality affordable housing.

RIHA in 2000

In 2000, a black cloud hung over RIHA. The low-income housing vacancy rate was at 32%, Section 8 utilization was average at best, the agency was financially troubled, and its performance received a "Troubled" PHAS rating.

But RIHA was having difficulty far beyond the housing statistics. Maintaining the developments was expensive, inventory was in excess, and the agency performed poorly during inspections. Over-staffing drained the budget and created a negative work environment. Virtually no policies or procedures had been drafted or adhered to.

Furthermore, residents were dissatisfied with the agency and their living conditions, making resident relations difficult. Public relations with the media and the Rock Island and Quad Cities communities were poor, and community involvement was minimal if it existed at all.

Residents, the media, surrounding communities, and even staff saw RIHA as a last resort for a place to live and work.

The Board's Vision

Realizing that the future of RIHA may be in jeopardy if the agency continued to operate dysfunctionally and ineffectively, the Board of Commissioners developed an exacting plan of action to overhaul the struggling housing authority.

The Board's vision encompassed improvement of daily operations, resident and community relationships, and employee and management approach and performance in both the short-term and long-range.

Strategic goals were drawn up and with the Board's guidance, management and staff set about fulfilling the Board's vision. Policies and procedures were drafted and formed the basis for what would develop into RIHA's Agency Plan, and a multi-year financial plan for the next five years of operation was established. Resident and community involvement became a priority.

Management, along with the Board, also developed a marketing and image program for the agency, established performance measures for the agency to achieve, and set up an employee and management evaluation process and action plan.

The Board had given RIHA's management and staff the framework necessary to revitalize the agency. In turn, the employees endeavored to achieve the Board's goals.

RIHA in 2005

Five years after the inception of the Board of Commissioner's vision for the agency's future, we at RIHA can feel the sun shining on our faces. With the Asset Management Plan completed and in place, low-income housing's occupancy rate has risen to 98% – a 20% improvement from 2000, Section 8 utilization is high with more than 190 participants leased-up, and we have received "High Performer" ratings for both Low-Income Public Housing (PHAS) and Section 8 (SEMAP) programs.

RIHA now has annual goals that we must attain, and we are financially sound. We have also established a non-profit organization under our auspices that will prove to be a funding source in the future.

We have become a housing industry leader recognized as such by other housing authorities. As made evident by comments and surveys, our residents are now proud to be a part of the housing authority community instead of being embarrassed; RIHA is becoming the provider of housing of choice rather than housing of last resort.

Employee satisfaction is at a company high; the dedicated staff members – from management to maintenance – work hard to continually improve RIHA, not just because that's their jobs, but because they now take pride in being members of an organization that focuses not only on statistics and dollar amounts but more importantly concentrates on people.

RIHA now has a voice in the community, and we have partnered with a number of community organizations committed to improving the quality of life in the City of Rock Island. We have begun an active revitalization in many of the City's historic neighborhoods by creating quality affordable housing on once-vacant lots. RIHA has also developed plans to replace the soon-to-be demolished Valley Homes (a former low-income housing multi-family development) with 37 mixed-income, single-family homes and townhouses.

The face of housing assistance is changing; the U.S. Department of Housing and Urban Development (HUD) has called for the deconcentration of low-income families where it had previously corralled them. This change will happen with or without us. RIHA has taken a proactive role in the future of assisted housing so that we will have a positive impact on our residents, the City of Rock Island, and the Quad Cities community as well.

The Future of RIHA

Given the current status of the agency, RIHA's future is no longer uncertain. The Asset Management Plan that has been implemented will continue to define and guide our development strategy for the next 10 years. The non-profit organization that we formed will generate future income that will be used as a funding source and provide RIHA with a level of independence from

HUD monies.

RIHA will remain determined in our goal to improve the quality of life for our low-income residents and for all the residents of the City of Rock Island. We strive to help provide more people of diverse social and financial backgrounds with more opportunities for homeownership, build resilient communities based on transition and hope, and continue to revitalize and reenergize the City of Rock Island.

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.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

Definition of Substantial Deviation and Significant Amendment or Modification

The following actions are defined as substantial deviation or significant amendment or modification:

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

- Adding new programs not included in the Housing Agency Plan
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

- Additions of non-emergency work items in excess of \$25,000 (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds in excess of \$25,000.

POLICIES

- Changes to rent or admissions policies or organization of the waiting list

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

My name is Pam Randle and I am the spokesperson for the Resident Advisory Board. Other board members include: Edna Watson and Irene Chaney who represent the Housing choice voucher program; Patti McDowell and Verna Branch, Spencer Towers representatives, Adriane France and Cheryl Gunter, representatives of Sunset Heights; Sarah Buehrle and myself, representing Manor Homes and Sandra A. Bommon, who represents Lincoln Homes.

Each year the RAB is asked to review, solicit resident comments, and make recommendations to the Housing Authority Staff and Board of Commissioners regarding the Agency Plan.

The board met four times and attended four tenant meetings to solicit comments regarding changes in the plan. We did receive comments from the residents that focused more on property related issues. These comments have been and or will be shared with RIHA staff.

Therefore, the Resident Advisory Board endorses and recommends that the Rock Island Housing Authority Board of Commissioners approve the proposed changes in the Agency Plan.

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

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Leland Carlisle**

Method of Selection:

Appointment
The term of appointment is: 12/03 – 10/05

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

The PHA is located in a State that requires the members of a governing board to

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

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

- 1. RIHA is in the process of applying to HUD to project-base some of our vouchers in a development to be used as a transitional home for women who are recovering from chemical or alcohol dependencies and provide a supportive environment for living with their children.**
- 2. RIHA’s application to HUD is pending for the opportunity to deconcentrate low-income residents into a market rate property.**

All procedures will follow HUD policy.

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

- 1. 4 units, census tract 234**
- 2. 6 units, census tract 226**

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 20 G of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Island, Illinois		Grant Type and Number Capital Fund Program Grant No: IL06P018501-05 Replacement Housing Factor Grant No: IL06R018501-05			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	111,091			
3	1408 Management Improvements	85,460			
4	1410 Administration	111,091			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	15,000			
10	1460 Dwelling Structures	270,655			
11	1465.1 Dwelling Equipment—Nonexpendable	105,000			
12	1470 Nondwelling Structures	35,000			
13	1475 Nondwelling Equipment	25,000			
14	1485 Demolition	327,621			
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)	1,110,918			
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 Conservation Measures	0			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Island		Grant Type and Number Capital Fund Program Grant No: IL06P018501-05 Replacement Housing Factor Grant No: IL06R018501-05				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL018002	Replace Water Lines	1450	1	15,000				
	New HVAC System	1465	1	55,000				
	Security Cameras	1460	1	15,000				
IL018003	Security Cameras	1460	1	9,563				
	Repair Bathrooms	1460	45	75,000				
IL018004	Upgrade Security Cameras	1460	1	20,000				
	Repair Exterior Stair Concrete	1460	1	20,000				
	Replace Galvanized Pipes	1460	1	111,092				
IL018005	Demolition	1485	1	327,621				
IL018006	Security Equipment Upgrade	1460	1	20,000				
	Update HVAC System	1465	1	50,000				
HA-wide	Staff Training	1408	1	30,000				
	Resident Training	1408	1	460				
	Marketing	1408	1	40,000				
	CPU Software Upgrade/Training	1408	1	10,000				
	Studies/Plans	1408	1	5,000				
	Modernization salaries/wages	1410	1	95,441				
	Modernization employee benefits	1410	1	15,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Island		Grant Type and Number Capital Fund Program Grant No: IL06P018501-05 Replacement Housing Factor Grant No: IL06R018501-05				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Modernization publications	1410	1	50				
	Modernization advertising	1410	1	500				
	Modernization legal fees	1410	1	100				
	Maintenance Equipment	1475		10,000				
	Computer Hardware	1475		15,000				
	Operations	1406		111,091				
	Architect/Engineer Fees	1430		25,000				
	Warehouse Purchase/Renovation	1470		35,000				
	Grand Total			1,110,918				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program No: IL06P018501-05 Replacement Housing Factor No: IL06R018501-05				Federal FY of Grant: 2005
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	
IL018002 Manor Homes	9/30/2007			9/30/2009			
IL018003 Lincoln Homes	9/30/2007			9/30/2009			
IL018004 Sunset Heights	9/30/2007			9/30/2009			
IL018005 Valley Homes	9/30/2007			9/30/2009			
IL018006 Spencer Towers	9/30/2007			9/30/2009			
IL018007 Scattered Sites	9/30/2007			9/30/2009			
IL018009 Warehouse Management Improve.	9/30/2007			9/30/2009			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Rock Island, IL		Locality: Rock Island, Rock Island County, Illinois		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
IL018002, Rock Island Manor	Annual Statement	74,758	45,000	155,000	256,000
IL018003, Lincoln Homes		234,563	10,000	172,221	152,500
IL018004, Sunset Heights		477,221	594,321	115,575	253,145
IL018005, Valley Homes		0	55,000	0	0
IL018006, Spencer Towers		0	102,221	304,488	154,897
IL018007, Scattered Sites		0	0	0	0
B. Physical Improvements Subtotal			786,542	806,542	747,284
C. Management Improvements		55,460	50,460	45,460	45,460
D. HAwide Non-dwell Struct&Equip		32,500	17,500	37,500	12,500
E. Administration		105,325	105,325	105,325	105,325
F. Other – A&E Fees		20,000	20,000	20,000	20,000
G. Operations		111,091	111,091	111,091	111,091
H. Contingency				44,258	
I. Replacement Reserve					
J. Mod Used for Development					
CFP Funds Listed for 5-year planning		1,110,918	1,110,918	1,110,918	1,110,918
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan							
Part II: Supporting Pages—Work Activities							
Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-wide Mgmt. Improve.	Staff Training	20,000	HA-wide Mgmt. Improve.	Staff Training	20,000	
		Resident Training	460		Resident Training	460	
		CPU Software/Train.	5,000		CPU Software/Train.	5,000	
		Studies and Plans	5,000		Studies and Plans	5,000	
		Strategies for 5yr plan	15,000		Strategies for 5yr plan	10,000	
		Marketing	10,000		Marketing	10,000	
		HA-wide Administration	Salary	89,675	HA-wide Administration	Salary	89,675
			Emp. Benefit Contrib.	15,000		Emp. Benefit Contrib.	15,000
			Publication	50		Publication	50
			Advertising	500		Advertising	500
			Legal Fees	100		Legal Fees	100
		A&E Fees	Design Fee	20,000	A&E Fees	Design Fee	20,000
		HA-wide Non-dwell. equip	Maint. Equipment	30,000	HA-wide Non-dwell. equip	Maint. Equipment	15,000
			Computer Hardware	2,500		Computer Hardware	2,500
		IL018002 Manor Homes	New HVAC System	64,758	IL018002 Manor Homes	New Int Doors/Frames	45,000
			Security Cameras	10,000			
	IL018003 Lincoln Homes	New Int Doors/Frames	150,000	IL018003 Lincoln Homes	Replace Rusting Furnace Stacks	10,000	
		Replace Plumbing	64,563				
		Security Cameras	20,000				

13. Capital Fund Program Five-Year Action Plan

	IL018004 Sunset Heights	Install Ext Elevator	175,000	IL018004 Sunset Heights	Renovate Kitchens	25,000
		Replace Galvan. Pipes	125,000		Renovate Bathrooms	25,000
		Replace Sewer Lines	150,000		Replace Galvan. Pipes	50,000
		Replace Galvanized Domestic H2O Risers	27,221		Replace Sewer Lines	165,192
					Replace Water Lines	230,000
					New Hot H2O System	94,563
					1495.1 Relocation	4,566
	IL018005 Valley Homes		0	IL018005 Valley Homes		
	IL018006 Spencer Towers		0	IL018006 Spencer Towers	Repair exterior stair concrete	30,000
					Replace air return fans	62,221
					1495.1 Relocation	55,000
					1499 Redevelopment	10,000
Total CFP Estimated Cost			\$999,827			\$ 999,827

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-wide Mgmt. Improve	Staff Training	20,000	HA-wide Mgmt. Improve.	Staff Training	20,000
	Resident Training	460		Resident Training	460
	CPU Software/Train.	5,000		CPU Software/Train.	5,000
	Studies and Plans	5,000		Studies and Plans	5,000
	Strategies for 5yr plan	5,000		Strategies for 5yr plan	5,000
	Marketing	10,000		Marketing	10,000
HA-wide Administration	Salary	89,675	HA-wide Administration	Salary	89,675
	Emp. Benefit Contrib.	15,000		Emp. Benefit Contrib.	15,000
	Publication	50		Publication	50
	Advertising	500		Advertising	500
	Legal Fees	100		Legal Fees	100
	Annual Contingency	44,258			
A&E Fees	Design Fee	20,000	A&E Fees	Design Fee	20,000
HA-wide Non-dwell equip	Maint. Equipment	35,000	HA-wide Non-dwell equip	Maint. Equipment	10,000
	Computer Hardware	2,500		Computer Hardware	2,500
IL018002 Manor Homes	Parking Refinish/Addit'l	20,000	IL018002 Manor Homes	Gen. improve/landscape	10,000
	Pressure Wash Building	25,000		Remodel Bathrooms	15,000
	Security Cameras	10,000		Drop Ceilings for Baths	51,000
	Storage units for tenants	50,000		1485 Demolition	100,000
	Level Upstairs Floors	50,000		1495.1 Relocation	75,000
				1499 Redevelopment	5,000

13. Capital Fund Program Five-Year Action Plan

IL018003 Lincoln Homes	Landscaping	20,000	IL018003 Lincoln Homes	Drop Ceilings for Baths	22,500
IL018003 continued	Pressure Wash Buildings	15,000	IL018003 continued	Update HVAC System	100,000
	Level Upstairs Floors	50,000		New Int Doors/Frames	15,000
	Replace Plumbing	87,221		1485 Demolition	5,000
				1495.1 Relocation	5,000
				1499 Redevelopment	5,000
IL018004 Sunset Heights	Repave Parking Lot	5,000	IL018004 Sunset Heights	New Hot H2O System	84,424
	Level Sidewalks/Patio	10,000		Update HVAC System	168,721
	Upgrade Security System	10,000			
	Replace Smoke Detector	10,575			
	Upgrade Elec in Laundry	10,000			
	New Hot H2O System	70,000			
IL018005 Valley Homes		0	IL018005 Valley Homes		0
IL018006 Spencer Towers	Landscaping	50,000	IL018006 Spencer Towers	Install Exterior Elevator	64,897
	Install Exterior Elevator	64,563		Replace Galvan. Pipes	75,000
	Replace Galvan. Pipes	100,000		Replace air return fans	15,000
	Security Equip. Upgrade	50,000			
	Replace Smoke Detector	14,925			
	Appliances	25,000			
Total CFP Estimated Cost		\$999,827			\$ 999,827

Comprehensive Grant Number:

IL06R018502-05

FFY of Grant Approval:

2005

HA Name: Housing Authority of the City of Rock Island, Illinois

[xx] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [] Performance and Evaluation Report for Program Year Ending

[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2
		ORIGINAL				
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 10% of line 19)	0				
3	1408 Management Improvements	0				
4	1410 Administration	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	0				
10	1460 Dwelling Structures	0				
11	1465.1 Dwelling Equipment-Nonexpendable	0				
12	1470 Nondwelling Structures	0				
13	1475 Nondwelling Equipment	0				
14	1485 Demolition	0				
15	1490 Replacement Reserve	103,386				
16	1492 Moving to Work Demonstration	0				
17	1495.1 Relocation Costs	0				
18	1498 Mod Used for Development	0				
19	1502 Contingency (May not exceed 8% of line 19)	0				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$103,386				
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Compliance	0				
23	Amount of line 20 to Security	0				
24	Amount of line 20 Related to Energy Conservation Measures	0				

Signature of Executive Director & Date:

Susan Anderson, Executive Director

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities 2005	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replacement Housing	1490		103,386				
	GRANT TOTAL			103,386				

Signature of Executive Director & Date:
 X

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

Susan Anderson

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

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates - 2	
	Original	Revised - 1	Actual - 2	Original		Revised - 1
IL.18-2 Rock Island Manor	9/30/2007			9/30/2009		
IL.18-3 Lincoln Homes	9/30/2007			9/30/2009		
IL.18-4 Sunset Heights	9/30/2007			9/30/2009		
IL.18-5 Valley Homes	9/30/2007			9/30/2009		
IL.18-6 Spencer Towers	9/30/2007			9/30/2009		
IL.18-7 Scattered Sites	9/30/2007			9/30/2009		
IL.18-9 Warehouse	9/30/2007			9/30/2009		
Management Improvement	9/30/2007			9/30/2009		
Signature of Executive Director & Date						Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

CF 501 02 BUDGET

FFY 2002

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

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

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

Comprehensive Grant Number:
IL06P018501-02

FFY of Grant Approval:
2002

HA Name:
Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [XX] Revised Annual Statement/Revision Number 3_ [] Performance and Evaluation Report for Program Year Ending 6/30/05
[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISED	Obligated	Total Actual Cost/2	
		ORIGINAL				Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	226,795		226,795	226,795		226,795
3	1408 Management Improvements	87,391		87,391	87,391		87,391
4	1410 Administration	113,397		113,397	113,397		113,397
5	1411 Audit	0		0			
6	1415 Liquidated Damages	0		0			
7	1430 Fees and Costs	10,000		10,000	6,783		6,783
8	1440 Site Acquisition	0		0			
9	1450 Site Improvement	47,567		47,567	40,269		30,358
10	1460 Dwelling Structures	343,799		367,449	272,320		193,611
11	1465.1 Dwelling Equipment-Nonexpendable	0		0			
12	1470 Nondwelling Structures	169,450		145,800	145,800		145,800
13	1475 Nondwelling Equipment	135,576		135,576	135,576		135,576
14	1485 Demolition	0		0			
15	1490 Replacement Reserve	0		0			
16	1492 Moving to Work Demonstration	0		0			
17	1495.1 Relocation Costs	0		0			
18	1498 Mod Used for Development	0		0			
19	1502 Contingency (May not exceed 8% of line 19)	0		0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,133,975		\$1,133,975	\$1,028,331		\$939,711
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 to Security						
24	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director & Date:
Susan Anderson, Executive Director 7/25/05

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

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

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL-18-2	Backyard Concept	1450	L/S	0	0	0			
Manor Homes	Landscaping	1450	L/S	15,355	15,355	15,355	15,355.3	completed	
	Playground Upgrade	1450	L/S	5,000	5,783	3,783	0	contract in progress	
	Pilot Rear Stair Access	1460	L/S	0	0	0	0		
	Security Cameras	1460	L/S	20,000	20,000	20,000	20,000	completed	
	Remodel Kitchens	1460	L/S	12,190	12,190	12,190	12,190	completed	
	Remodel Bathrooms	1460	L/S	13,547	13,547	13,547	13,547	completed	
	Total for IL-18-2, Rock Island Manor				66,092	66,875			
	Sub-total account 1450			20,355	21,138				
	Sub-total account 1460			45,737	45,737				
	Total for IL-18-2, Rock Island Manor			66,092	66,875				

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

Susan Anderson Susan Anderson 7/25/05 X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Sidewalk replacement/mud jacking	1450	L/S	9,412	7,203	7,203	7,203	completed
	Gen Site Improv/Perimeter Fencing	1450	L/S	12209	11426	11426	11426	completed
	Backyard Concept (Fenced play area	1450	L/S	0	0	0	0	
	Security Cameras	1460	L/S	0	0	0	0	
	Replace Rusty Furnace Stacks	1460	45	5,000	0	0	0	postponed due to Sunset Windows
	Total for IL.18-3, Lincoln Homes			26,621	18,629			
	Sub-total account 1450			21,621	18,629			
	Sub-total account 1460			5,000	0			
	Total for IL.18-3, Lincoln Homes			26,621	18,629			

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05 Susan Anderson X

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

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form HUD-52837 (10/96)
 ref Handbook 74853

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

Development Number/Name HA-Wide Activities IL-18-4	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Obligated ²	Funds Expended ²	
Sunset Heights	Sand and Paint all exterior railings/fixtures	1450	L/S	0	0				postponed due to Sunset Windows
	Replace galvanized domestic water risers	1460	L/S	0	0				postponed due to Sunset Windows
	Repair Kitchens	1460	L/S	1,350	1,350	1350	1350	1350	completed
	Repair Bathrooms	1460	L/S	16,500	16,500	16500	16500	16500	completed
	Encapsulate asbestos Floor Tile	1460	L/S	24,742	0				postponed due to Sunset Windows
	Replace domestic hot water heaters	1460	L/S	12,500	0				postponed due to Sunset Windows
	A/C Openings	1460	141 Ea	8,000	0				postponed due to Sunset Windows
	Window replacement	1460	L/S	82,096	155,988	155988	155988		From 5 year plan
	A/C Units	1465	141 Ea	0	0				postponed due to Sunset Windows
	Refurbish window seating areas	1470	L/S	23,650	0				postponed due to Sunset Windows
	Total for IL-18-4 Sunset Heights			168,838	173,838				
	Sub-total account 1470			23,650	0				
	Sub-total account 1465			0	0				
	Sub-total account 1460			82,096	173,838				
	Sub-total account 1450			63,092	0				
	Total for IL-18-4, Sunset Heights			168,838	173,838				

Signature of Executive Director & Date: *Susan Anderson* 7/25/95
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X *Susan Anderson* Susan Anderson
 7/25/95

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 form HUD-52837 (10/96)
 ref Handbook 74853

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair drywall and paint all unit interiors	1460	L/S	0	0			
	Emergency Hot Water Heater for Boiler Security Equipment Upgrade	1460 1460	L/S L/S	5827 0	5827 0	5827	5827	completed
	Total for IL.18-5, Valley Homes			5,827	5,827	5,827		
	Sub-total account 1460			5,827				
	Total for IL.18-5, Valley Homes			5,827				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05 X
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Spencer Towers	Landscaping	1450	L/S	7,800	7,800	7800	7800	from 5 year plan	
	Repair Kitchens	1460	L/S	5,000	0	0	0	postponed due to Sunset Windows	
	Repair Bathrooms	1460	L/S	5,000	0	0	0	postponed due to Sunset Windows	
	Security Equipment Upgrade	1460	L/S	9,993	9,993	9993	9993	completed	
	Elevator Upgrade	1460	L/S	132,054	132,054	132054	132054	completed	
	Total for IL.18-6, Spencer Towers			159,847	149,847				
	Sub-total account 1450			7,800	7,800				
	Sub-total account 1460			152,047	142,047				
	Total for IL.18-6, Spencer Towers			159,847	149,847				

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05
Susan Anderson

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

X

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

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

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

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

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05 Susan Anderson

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

X

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form HUD-52837 (10/96)
ref Handbook 74853

Page 6 of 7

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		99,206	99,206	99,206	99,206	completed
	Modernization employee benefits	1410		13,970	13,970	13,970	13,970	completed
	Modernization publications	1410		221	221	221	221	completed
	Modernization advertising	1410		0	0	0	0	
	Modernization legal fees	1410		0	0	0	0	
	Total for 1410, Administration Costs			113,397	113,397			
	OPERATIONS	1406		226,795	226,795	226,795	226,795	completed
	PHA-WIDE ARCHITECT/ENG. FEES	1430		10,000	10,000	9,283	6,783	
	CONTINGENCY	1508		0	0			
	WAREHOUSE PURCHASE/RENOVATION	1470		145,800	145,800	145,800	145,800	completed
	GRANT TOTAL			1,133,975	1,133,975			

Signature of Executive Director & Date:

X *Susan Anderson* Susan Anderson 7/25/05 X

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

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form HUD-52837 (10/96)
ref Handbook 74853

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

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

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

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

Signature of Executive Director & Date: *William Lindeman* 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 Page 1 of 1
 form HUD52837(10/96)
 ref Handbook 7485.3

CF 501 03 BUDGET
FFY 2003

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

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

Comprehensive Grant Program (CGP) Part I: Summary

Comprehensive Grant Number:
H.06P018501-03

FFY of Grant Approval:
2003

Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [xx] Revised Annual Statement/Revision Number 1_ [] Performance and Evaluation Report for Program Year Ending 6/30/05
[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2	Expended
		ORIGINAL					
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	190,776		190,776	190,776	190,776	190,776
3	1408 Management Improvements	45,500		56,302	56,302	56,302	30,284
4	1410 Administration	95,388		95,388	95,388	95,388	71,707
5	1411 Audit	0		0			
6	1415 Liquidated Damages	0		0			
7	1430 Fees and Costs	30,000		30,000			
8	1440 Site Acquisition	0		0	5,107		
9	1450 Site Improvement	160,000		90,107			
10	1460 Dwelling Structures	379,718		367,728			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000		0			
12	1470 Nondwelling Structures	0		0			
13	1475 Nondwelling Equipment	42,500		48,581	12,980	12,980	12,980
14	1485 Demolition	0		0			
15	1490 Replacement Reserve	0		0			
16	1492 Moving to Work Demonstration	0		0			
17	1495.1 Relocation Costs	0		75,000			
18	1498 Mod Used for Development	0		0			
19	1502 Contingency (May not exceed 8% of line 19)	0		0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$953,882		\$953,882			
21	Amount of line 20 Related to LBP Activities	0		0	0	0	
22	Amount of line 20 Related to Section 504 Compliance	0		0			
23	Amount of line 20 to Security	0		0			
24	Amount of line 20 Related to Energy Conservation Measures	0		0			

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

Susan Anderson 7/25/05
Susan Anderson, Executive Director

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

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

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

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05

Susan Anderson

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

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form HUD-52837 (10/96)
ref Handbook 74853

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-3 Lincoln Homes	Repair Bathroom	1460	45	20,000	20,000			Studying Feasibility moved to Relocation Valley	
	Repair Kitchens	1460	45	20,000	20,000				
	Vent Range Hood to Outside	1460	45	67,500	45,510				
	Total for IL.18-3, Lincoln Homes			107,500	85,510				
	Sub-total account 1450			107,500	85,510				
	Sub-total account 1460			107,500	85,510				
	Total for IL.18-3, Lincoln Homes			107,500	85,510				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 Susan Anderson
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

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

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 Susan Anderson

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

2 To be completed for the Performance and Evaluation Report

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

form HUD-52837 (10/96)
 ref Handbook 74853

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-5 Valley Homes	Repair/Repave existing parking and sidewalks	1460	1	25,000	0			Demolition Approved Demolition Approved From 5 year plan	
	Repair/Replace Drive	1460	1	30,000	0				
	Relocation	1499	1		75,000				
	Total for IL.18-5, Valley Homes				75,000				
	Sub-total account 1460			55,000	0				
	Sub-total account 1499				75,000				
	Total for IL.18-5, Valley Homes			55,000	75,000				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 X Susan Anderson
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: _____
 form HUD-52837 (10/96)
 ref Handbook 74853

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL-18-6 Spencer Towers	Landscaping	1450	1	10,000	5,107	5107	5107	
	Repair Exterior Stair Concrete	1450	1	30,000	20,000			
	Repair/Replace Existing Parking Areas	1450	1	20,000	20,000			
	Air conditioners/Covers	1460	1	10,000	10,000			
	Total for IL-18-6, Spencer Towers			70,000	55,107			
	Sub-total account 1450			60,000	45,107			
	Sub-total account 1460			10,000	10,000			
	Total for IL-18-6, Spencer Towers			70,000	55,107			

Signature of Executive Director & Date: *Susan Anderson* 7/25/05 Susan Anderson
X

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

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

form HUD-52837 (10/96)
ref Handbook 74853

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Marketing	1408	1	15,000	15,000	14,137	14,137	
	Staff Training	1408	1	15,000	20,530	14,298	14,298	
	Resident Training	1408	1	500	0			
	CPU software upgrade/training	1408	1	5,000	10,772	10,772	10,772	
	Studios/Plans	1408	1	10,000	10,000	10,000	10,000	
	Total for 1408 Management Improvements			45,500	56,302			
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475	1	35,000	38,827	38,827	38,827	
	Computer Equipment	1475	1	2,500	4,754	4,754	4,754	
	Security Equipment	1475	1	5,000	5,000			
	Total for 1475, Maintenance Equipment			42,500	48,581			

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

X *Susan Anderson* 7/25/05
 Susan Anderson

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		79,488	81,530	81,530	81,531	Completed
	Modernization employee benefits	1410		15,000	13,858	13,858	13,858	Completed
	Modernization publications	1410		300	0	0		
	Modernization advertising	1410		500	0	0		
	Modernization legal fees	1410		100	0	0		
	Total for 1410, Administration Costs			95,388	95,388			
	PHA-WIDE ARCHITECT/ENG. FEES	1430		30,000	30,000			
	CONTINGENCY	1508		0	0			
	OPERATIONS	1406		190,776	190,776	190,776	190,776	
	GRANT TOTAL			953,882	953,882			

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 X Susan Anderson Susan Anderson
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	09/30/2005			09/30/2007			
IL.18-3 Lincoln Homes	09/30/2005			09/30/2007			
IL.18-4 Sunset Heights	09/30/2005			09/30/2007			
IL.18-5 Valley Homes	09/30/2005			09/30/2007			
IL.18-6 Spencer Towers	09/30/2005			09/30/2007			
IL.18-7 Scattered Sites	09/30/2005			09/30/2007			
IL.18-9 Warehouse	09/30/2005			09/30/2007			
Management Improvement	09/30/2005			09/30/2007			

Signature of Executive Director & Date: *Juan Anderson 7/25/05*

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

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

2 To be completed for the Performance and Evaluation Report

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FFY 2003

Annual Statements/Performance and Evaluation Report

Comprehensive Grant Program (CGP) Part I: Summary

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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

APPENDIX 6-1

HA Name:

Housing Authority of the City of Rock Island, Illinois

Comprehensive Grant Number:

H-06P018502-03

FFY of Grant Approval:

2003

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number [] Performance and Evaluation Report for Program Year Ending 06/30/05

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2	
		ORIGINAL					Expended
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)						
3	1408 Management Improvements	43,316			43,316		43,316
4	1410 Administration	21,658			72		72
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Nondwelling Structures	50,000			50,000		50,000
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1498 Mod Used for Development	101,609			7,475		7,475
19	1502 Contingency (May not exceed 8% of line 19)						
20	Amount of Annual Grant (Sum of Lines 2-19)	\$216,583		\$0			
21	Amount of line 20 Related to LBP Activities	0					
22	Amount of line 20 Related to Section 504 Compliance	0					
23	Amount of line 20 to Security	0					
24	Amount of line 20 Related to Energy Conservation Measures	0					

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson, Executive Director

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

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities IL 18-2 Manor Homes	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
				0				
				0				
				0				
				0				
	Total for IL 18-2, Rock Island Manor			0				
	Sub-total account 1450			0				
	Sub-total account 1460			0				
	Total for IL 18-2, Rock Island Manor			0				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes				0	0			
	Total for IL.18-3, Lincoln Homes			0	0			
	Sub-total account 1450			0	0			
	Sub-total account 1460			0	0			
	Total for IL.18-3, Lincoln Homes			0	0			
Signature of Executive Director & Date: X <i>Susan Anderson</i> 7/25/05 Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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

2 To be completed for the Performance and Evaluation Report

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 18-4 Sunset Heights				0				
	Total for IL 18-4 Sunset Heights			0				
	Sub-total account 1450			0				
	Sub-total account 1460							
	Total for IL 18-4, Sunset Heights			0				

Signature of Executive Director & Date:

x *Susan Anderson*

7/25/05
 Susan Anderson

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

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

form HUD-52837 (10/96)
 ref Handbook 74853

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes				0	0				
	Total for IL.18-5, Valley Homes			0	0				
	Sub-total account 1460			0	0				
	Total for IL.18-5, Valley Homes			0	0				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:					
X <i>Susan Anderson</i> 7/25/05 Susan Anderson				X form HUD-52837 (10/96) ref Handbook 74853					

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers								
	Total for IL.18-6, Spencer Towers			0	0			
	Sub-total account 1450			0				
	Sub-total account 1465			0				
	Total for IL.18-6, Spencer Towers			0	0			

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date: *Susan Anderson* 7/25/05
X

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

form HUD-52837 (10/96)
ref Handbook 74853

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Marketing	1408	1	21,658		21,658	21,658	
	Grant Writing	1408	1	21,658		21,658	21,658	
	Total for 1408 Management Improvements			43,316	0			
	PHA-WIDE EQUIPMENT							
	Total for 1475, Maintenance Equipment			0	0			

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 Susan Anderson

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

X

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

² To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)			21,658		72	72	
	Modernization HomeOwnership Assistance	1410						
	Total for 1410, Administration Costs			21,658	0			
	MOD USED FOR DEVELOPMENT			101,609		7,475	7,475	
	PHA-WIDE ARCHITECT/ENG. FEES	1498						
	CONTINGENCY	1430						
	MAINTENANCE SHED	1508						
	GRANT TOTAL	1470		50,000		50,000	50,000	
				216,583	0			

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05
Susan Anderson

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

X

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

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	02/13/2006			02/13/2008			
IL.18-3 Lincoln Homes	02/13/2006			02/13/2008			
IL.18-4 Sunset Heights	02/13/2006			02/13/2008			
IL.18-5 Valley Homes	02/13/2006			02/13/2008			
IL.18-6 Spencer Towers	02/13/2006			02/13/2008			
IL.18-7 Scattered Sites	02/13/2006			02/13/2008			
IL.18-9 Warehouse	02/13/2006			02/13/2008			
Management Improvement	02/13/2006			02/13/2008			

Signature of Executive Director & Date
Phison Anderson 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 form HUD52837(10/96)
 ref Handbook 7485.3
 Page 1 of 1
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FFY 2004
Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

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

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

Comprehensive Grant Number:
IL06P018501-04

FFY of Grant Approval:
2004

Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05
[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2 Expended
		ORIGINAL	REVISED			
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 10% of line 19)	210,651		210,651		
3	1408 Management Improvements	50,500		50,500		
4	1410 Administration	105,325		105,325		
5	1411 Audit	0		0		
6	1415 Liquidated Damages	0		0		
7	1430 Fees and Costs	50,000		50,000		
8	1440 Site Acquisition	0				
9	1450 Site Improvement	288,758		210,000		
10	1460 Dwelling Structures	188,023		188,023		
11	1465.1 Dwelling Equipment-Nonexpendable	80,000		80,000		
12	1470 Nondwelling Structures	60,000		60,000		
13	1475 Nondwelling Equipment	20,000		20,000		
14	1485 Demolition	0		78,758		
15	1490 Replacement Reserve	0		0		
16	1492 Moving to Work Demonstration	0		0		
17	1495.1 Relocation Costs	0		0		
18	1498 Mod Used for Development	0		0		
19	1502 Contingency (May not exceed 8% of line 19)	0		0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,053,257		\$1,053,257		
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Compliance	0				
23	Amount of line 20 to Security	0				
24	Amount of line 20 Related to Energy Conservation Measures	0				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05

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

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

2 To be completed for the Performance and Evaluation Report

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

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 Susan Anderson

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

X

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

² To be completed for the Performance and Evaluation Report

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

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson

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

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

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

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

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

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson

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

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

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair/replace drive Demolition	1450	1	78,758	0			
		1485	1		78,758			
	Total for IL.18-5, Valley Homes				78,758			
	Sub-total account 1460				78,758	0		
Sub-total account 1485				0	78,758			
Total for IL.18-5, Valley Homes				78,758	78,758			

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 Susan Anderson

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

X

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

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

Development Number/Name HA-Wide Activities IL.18-6 Spencer Towers	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Repair/Repave existing parking areas	1450		125,000					
	Total for IL.18-6, Spencer Towers			125,000	0				
	Sub-total account 1450			125,000					
	Sub-total account 1465			0					
	Total for IL.18-6, Spencer Towers			125,000	0				

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 X Susan Anderson
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: _____
 X
 1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

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

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 X Susan Anderson
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,425				
	Modernization employee benefits	1410		15,000				
	Modernization publications	1410		300				
	Modernization advertising	1410		500				
	Modernization legal fees	1410		100				
	Total for 1410, Administration Costs			105,325	0			
	OPERATIONS	1406		210,651				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000				
	CONTINGENCY	1508						
	WAREHOUSE PURCHASE/RENOVATION	1470						
	GRANT TOTAL			1,053,257	78,758			

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05
Susan Anderson

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

X

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

form HUD-52837 (10/96)

Page 7 of 7

ref Handbook 74853

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	09/30/2006			09/30/2008			
IL.18-3 Lincoln Homes	09/30/2006			09/30/2008			
IL.18-4 Sunset Heights	09/30/2006			09/30/2008			
IL.18-5 Valley Homes	09/30/2006			09/30/2008			
IL.18-6 Spencer Towers	09/30/2006			09/30/2008			
IL.18-7 Scattered Sites	09/30/2006			09/30/2008			
IL.18-9 Warehouse	09/30/2006			09/30/2008			
Management Improvement	09/30/2006			09/30/2008			

Signature of Executive Director & Date: *Jessam Anderson 7/25/05*
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

HA Name: Comprehensive Grant Number: **IL06R018501-99**

FFY of Grant Approval: **2000**

Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05
 [] Final Performance and Evaluation Report

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

Signature of Executive Director & Date: *Susan Anderson* 7/25/05

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

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

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

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

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

Signature of Executive Director & Date: *Susan Anderson* 7/25/95
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X

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

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
	IL.18-2 Rock Island Manor	09/30/2003	01/30/2006		09/30/2003	01/30/2008	
IL.18-3 Lincoln Homes	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-4 Sunset Heights	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-5 Valley Homes	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-6 Spencer Towers	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-7 Scattered Sites	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-9 Warehouse	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
Management Improvement	09/30/2003	01/30/2006		09/30/2003	01/30/2008		

Signature of Executive Director & Date: *Sharon Anderson 7/25/05*
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

form HUD52837(10/96)
 ref Handbook 7485.3

CF 501 00 BUDGET RHF

FFY 2000

Annual Statements/Performance and Evaluation Report

Comprehensive Grant Program (CGP) Part I: Summary

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

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

HA Name:

Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 06/30/05

[] Final Performance and Evaluation Report

Comprehensive Grant Number:
IL06R018501-00

FFY of Grant Approval:
2000

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

Signature of Executive Director & Date: *Sharon Anderson* 7/25/05

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

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

2. To be completed for the Performance and Evaluation Report

Page 1 of 1

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

R501 00

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

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

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

Development Number/Name HA-Wide Activities 2000	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replacement Housing	1490		149,947		149,947	14,947	
	GRANT TOTAL			149,947				

Signature of Executive Director & Date:

X Susan Anderson 7/25/05 Susan Anderson

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

X

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

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-3 Lincoln Homes	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-4 Sunset Heights	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-5 Valley Homes	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-6 Spencer Towers	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-7 Scattered Sites	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
IL.18-9 Warehouse	09/30/2003	01/30/2006		09/30/2003	01/30/2008		
Management Improvement	09/30/2003	01/30/2006		09/30/2003	01/30/2008		

Signature of Executive Director & Date: *Dwain Anderson 7/25/05*

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

HA Name: **Housing Authority of the City of Rock Island, Illinois**
 Comprehensive Grant Number: **IL06R018501-01** FFY of Grant Approval: **2001**

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05
 [] Final Performance and Evaluation Report

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

Signature of Executive Director & Date: *Susan Anderson* 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

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

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

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

Signature of Executive Director & Date:

X *Susan Anderson* 7/25/05
 Susan Anderson

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

X

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

2 To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
 ref Handbook 74853

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates - 2
	Original	Revised - 1 Actual - 2	Original	Revised - 1 Actual - 2	
IL.18-2 Rock Island Manor	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-3 Lincoln Homes	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-4 Sunset Heights	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-5 Valley Homes	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-6 Spencer Towers	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-7 Scattered Sites	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
IL.18-9 Warehouse	09/30/2003	01/30/2006	09/30/2005	01/30/2008	
Management Improvement	09/30/2003	01/30/2006	09/30/2005	01/30/2008	

Signature of Executive Director & Date
Patricia Anderson 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 Page 1 of 1
 form HUD52837(10/96)
 ref Handbook 7485.3

CF 501 02 BUDGET RHF

FFY 2002

Annual Statements/Performance and Evaluation Report

Comprehensive Grant Program (CGP) Part I: Summary

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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

APPENDIX 6-1

Comprehensive Grant Number:

IL06R018501-02

FFY of Grant Approval:

2002

HA Name: Housing Authority of the City of Rock Island, Illinois

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05

Final Performance and Evaluation Report

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

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson, Executive Director

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

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

2 To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Page 1 of 1

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	Replacement Housing	1490		157,939		157,939	84,084	
	GRANT TOTAL			157,939				

Signature of Executive Director & Date:

Susan Anderson 7/25/05

Susan Anderson

X

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

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
	IL.18-2 Rock Island Manor	09/30/2004	01/30/2006		09/30/2006	01/30/2008	
IL.18-3 Lincoln Homes	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
IL.18-4 Sunset Heights	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
IL.18-5 Valley Homes	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
IL.18-6 Spencer Towers	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
IL.18-7 Scattered Sites	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
IL.18-9 Warehouse	09/30/2004	01/30/2006		09/30/2006	01/30/2008		
Management Improvement	09/30/2004	01/30/2006		09/30/2006	01/30/2008		

Signature of Executive Director & Date: *Sharon Anderson 7/25/05*
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 Page 1 of 1
 Form HUD52837(10/96)
 ref Handbook 7485.3
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FFY 2003

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

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

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

Comprehensive Grant Number:
IL06R018501-03

FFY of Grant Approval:
2003

Housing Authority of the City of Rock Island, Illinois

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05

[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2
		ORIGINAL	REVISED			
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 10% of line 19)	0	0			
3	1408 Management Improvements	0	0			
4	1410 Administration	0	0			
5	1411 Audit	0	0			
6	1415 Liquidated Damages	0	0			
7	1430 Fees and Costs	0	0			
8	1440 Site Acquisition	0	0			
9	1450 Site Improvement	0	0			
10	1460 Dwelling Structures	0	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0	0			
12	1470 Nondwelling Structures	0	0			
13	1475 Nondwelling Equipment	0	0			
14	1485 Demolition	0	0			
15	1490 Replacement Reserve	103,413	103,413			
16	1492 Moving to Work Demonstration	0	0			
17	1495.1 Relocation Costs	0	0			
18	1498 Mod Used for Development	0	0			
19	1502 Contingency (May not exceed 8% of line 19)	0	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$103,413	\$103,413			
21	Amount of line 20 Related to LEP Activities	0	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0			
23	Amount of line 20 to Security	0	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0			

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson, Executive Director

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

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

2 To be completed for the Performance and Evaluation Report

R501 03

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

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

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

Development Number/Name HA-Wide Activities 2003	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Replacement Housing	1490		103,413					
	GRANT TOTAL			103,413					

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 X Susan Anderson

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

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates - 2	
	Original	Revised - 1	Actual - 2	Original		Revised - 1
IL.18-2 Rock Island Manor	09/30/2005	09/30/2006		09/30/2007		
IL.18-3 Lincoln Homes	09/30/2005	09/30/2006		09/30/2007		
IL.18-4 Sunset Heights	09/30/2005	09/30/2006		09/30/2007		
IL.18-5 Valley Homes	09/30/2005	09/30/2006		09/30/2007		
IL.18-6 Spencer Towers	09/30/2005	09/30/2006		09/30/2007		
IL.18-7 Scattered Sites	09/30/2005	09/30/2006		09/30/2007		
IL.18-9 Warehouse	09/30/2005	09/30/2006		09/30/2007		
Management Improvement	09/30/2005	09/30/2006		09/30/2007		

Signature of Executive Director & Date: *Ashwan Anderson 7/25/05*
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 Page 1 of 1
 form HUD52837(10/96)
 ref Handbook 7485.3
 P&report3.xlsSheet1

HA Name:

Housing Authority of the City of Rock Island, Illinois

Comprehensive Grant Number:

IL-06R018502-03

FFY of Grant Approval:

2003

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05

[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		REVISSED	Obligated	Total Actual Cost/2	Expended
		ORIGINAL					
1	Total Non-CCGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	0					
3	1408 Management Improvements	0					
4	1410 Administration	0					
5	1411 Audit	0					
6	1415 Liquidated Damages	0					
7	1430 Fees and Costs	0					
8	1440 Site Acquisition	0					
9	1450 Site Improvement	0					
10	1460 Dwelling Structures	0					
11	1465.1 Dwelling Equipment-Nonexpendable	0					
12	1470 Nondwelling Structures	0					
13	1475 Nondwelling Equipment	0					
14	1485 Demolition	0					
15	1490 Replacement Reserve	29,443				29,443	
16	1492 Moving to Work Demonstration	0					
17	1495.1 Relocation Costs	0					
18	1498 Mod Used for Development	0					
19	1502 Contingency (May not exceed 8% of line 19)	0					
20	Amount of Annual Grant (Sum of Lines 2-19)	\$29,443					
21	Amount of line 20 Related to LBP Activities	0					
22	Amount of line 20 Related to Section 504 Compliance	0					
23	Amount of line 20 to Security	0					
24	Amount of line 20 Related to Energy Conservation Measures	0					

Signature of Executive Director & Daje:

Susan Anderson 7/25/05
Susan Anderson, Executive Director

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

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

2 To be completed for the Performance and Evaluation Report

Page 1 of 1

Development Number/Name HA-Wide Activities 2003	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replacement Housing	1490		29,443		29,443		
	GRANT TOTAL			29,443		29,443		

Signature of Executive Director & Date:

Susan Anderson 7/25/05
 Susan Anderson

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

X

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

² To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
 OMB Approval No. 2577 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates - 2
	Original	Revised - 1	Original	Revised - 1	
IL.18-2 Rock Island Manor	02/13/2006		02/13/2008		
IL.18-3 Lincoln Homes	02/13/2006		02/13/2008		
IL.18-4 Sunset Heights	02/13/2006		02/13/2008		
IL.18-5 Valley Homes	02/13/2006		02/13/2008		
IL.18-6 Spencer Towers	02/13/2006		02/13/2008		
IL.18-7 Scattered Sites	02/13/2006		02/13/2008		
IL.18-9 Warehouse	02/13/2006		02/13/2008		
Management Improvement	02/13/2006		02/13/2008		

Signature of Executive Director & Date: *Sharon Anderson 7/25/05*

HA Name: **Housing Authority of the City of Rock Island, Illinois**

[] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number [xx] Performance and Evaluation Report for Program Year Ending 6/30/05

[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost/2
		ORIGINAL	REVISED		
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0	0		
3	1408 Management Improvements	0	0		
4	1410 Administration	0	0		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	0	0		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	0	0		
11	1465.1 Dwelling Equipment-Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	146,697	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$146,697	0		
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

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

Susan Anderson 7/25/05
Susan Anderson, Executive Director

Development Number/Name HA-Wide Activities 2004	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Replacement Housing	1490		146,697					
	GRANT TOTAL			146,697					

Signature of Executive Director & Date:

Susan Anderson 7/25/05
Susan Anderson

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

X

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

2 To be completed for the Performance and Evaluation Report

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

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Revised - 1	
IL.18-2 Rock Island Manor	09/30/2006			09/30/2008	
IL.18-3 Lincoln Homes	09/30/2006			09/30/2008	
IL.18-4 Sunset Heights	09/30/2006			09/30/2008	
IL.18-5 Valley Homes	09/30/2006			09/30/2008	
IL.18-6 Spencer Towers	09/30/2006			09/30/2008	
IL.18-7 Scattered Sites	09/30/2006			09/30/2008	
IL.18-9 Warehouse	09/30/2006			09/30/2008	
Management Improvement	09/30/2006			09/30/2008	

Signature of Executive Director & Date: *Johnson Anderson* 7/25/05
 Signature of Public Housing Director/Office of Native American Programs Administrator & Date: