

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

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

**PHA Plan  
Agency Identification**

**PHA Name:** The Housing Authority of the County of Cook

**PHA Number:** IL025

**PHA Fiscal Year Beginning: (04/2005)**

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- Provide funding and in-kind support for the Cook County Housing Development Corporation to expand the supply of affordable housing. Also, to assist the Cook County Task Force on Homelessness to acquire funding.
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 86
  - Improve voucher management: (SEMAP score) 93
  - Increase customer satisfaction:

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

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (e)]

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	1 thru 4
1. Housing Needs	5 thru 10
2. Financial Resources	10 thru 11
3. Policies on Eligibility, Selection and Admissions	11 thru 21
4. Rent Determination Policies	21 thru 25
5. Operations and Management Policies	25 thru 26
6. Grievance Procedures	26 thru 27
7. Capital Improvement Needs	27 thru 29
8. Demolition and Disposition	29 thru 30
9. Designation of Housing	30 thru 31
10. Conversions of Public Housing	31 thru 33
11. Homeownership	33 thru 35
12. Community Service Programs	35 thru 38
13. Crime and Safety	38 thru 40
14. Pets	40

15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40 thru 41
17. Asset Management	41
18. Other Information Various attachments	41 thru 44

**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration – Hard copy only
- FY 2005 Capital Fund Program Annual Statement
- N.A. Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (IL025i02)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (IL025b02)
- Other (List below, providing each attachment name)

- Statement of Progress in Meeting 5-Year Plan (IL025c02)
- Statement of Resident Membership of the PHA Board (IL025e02)
- List of Membership of the Resident Advisory Board (IL025d02)
- Capacity Statement for Homeownership (IL025f02)
- Capital Fund Annual Statement P&E CF50102 (IL025g03)
- Capital Fund Annual Statement P&E CF50103 (IL025h02)
- Pet Policy (IL025j01)
- Certification of Voluntary Conversion Initial Assessment (IL025k02)
- Capital Fund Performance & Evaluation Report – Bond Proceeds (IL025m02)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N.A.	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N.A.	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N.A.	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N.A.	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N.A.	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N.A.	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N.A.	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N.A.	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N.A.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional)	(specify as needed)

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(list individually; use as many lines as necessary)	

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	28547 (2)	5	5	5	2	5	5
Income >30% but <=50% of AMI	24232 (2)	5	3	4	2	3	3
Income >50% but <80% of AMI	44294 (2)	5	3	3	2	3	3
Elderly	24001 (1)	5	3	3	5	2	2
Families with Disabilities	10678* (est)(1)	5	3	5	5	3	3
Race/Ethnicity White	69241 (1)	5	3	3	2	3	3
Race/Ethnicity Black	16350 (2)	5	4	5	2	3	4
Race/Ethnicity Hispanic	7653 (2)	5	3	4	2	3	4
Race/Ethnicity Other	3133 (2)	5	3	3	2	3	3

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,008	100%	5%
Extremely low income <=30% AMI	7,746	86%	5%
Very low income (>30% but <=50%	1,171	13%	0

<b>Housing Needs of Families on the Waiting List</b>			
AMI)			
Low income (>50% but <80% AMI)	91	1%	0
Families with children	7,531	84%	3.5%
Elderly families	844	9%	1%
Families with Disabilities	633	7%	.5%
Race/ethnicity Black	7116	79%	3%
Race/ethnicity White	1,647	18%	1%
Race/ethnicity Hisp	210	2.5%	.5%
Race/ethnicity Other	45	.5%	.5%
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2112	23%	N/A
2 BR	4114	46%	N/A
3 BR	2352	26%	N/A
4 BR	347	4%	N/A
5 BR	79	.9%	N/A
5+ BR	4	.1%	N/A
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? Section 8 closed 1/31/02, Public Housing closed 9/30/04</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? X No Yes</p> <p>Based on preapplications from the 2002 waiting list we are processing 50,000 applications for Section 8.</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

### **C. Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
  - Market the section 8 program to owners outside of areas of poverty /minority concentrations
  - Other: (list below)
- Continue to support the operation of Mobility Program. Encourage staff to volunteer as fair housing testers.**

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	\$3,520,321	
b) Public Housing Capital Fund	\$4,059,690	
c) HOPE VI Revitalization		
d) HOPE VI Demolition	\$690,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$99,106,247	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	\$50,000	Bathroom Renovation
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	\$1,324,440	Special Allocation Vouchers
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2003 Capital Fund	\$872,029	Public Housing Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$3,814,908	Public Housing Operations
<b>4. Other income (list below)</b>		Miscellaneous
<b>4. Non-federal sources (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Total resources</b>	\$113,437,639	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

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

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

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

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 13

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? 13

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? 2

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Residency Preference

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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



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

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

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

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

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

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

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

## **B. Section 8**

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

### **(1) Eligibility**

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

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

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

**(2) Waiting List Organization**

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

**(3) Search Time**

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

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

**(4) Admissions Preferences**

- a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

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

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)  
Approved for higher rent areas, which are the North and Northwest suburbs.

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

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

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

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

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

- Annually  
 Other (list below)

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

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (list below) Staff knowledge of market rents.

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year</b>	<b>Expected Turnover</b>
---------------------	---	--------------------------

	<b>Beginning</b>	
Public Housing	2,100	20%
Section 8 Vouchers	11,640	20%
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP 113 SPC 25 Preservation 359	5% 5% 5%
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)	NA	NA

### **C. Management and Maintenance Policies**

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

a. **Public Housing Maintenance and Management: (list below)**

Personal Policy, Procurement Policy, Admission and Occupancy Policy, Tenant Handbook, Investment Policy, Board Resolutions, Maintenance Handbook, Safety Manuals, Policy and Procedure Manuals for Daily Operations.

b. **Section 8 Management: (list below)**

Personal Policy, Procurement Policy, Admission and Occupancy Policy, Tenant Handbook, Investment Policy, Board Resolutions, Policy and Procedure Manuals for Daily Operations, Employee Handbook.

All of the above are available for viewing in our office.

### **5. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

#### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

- PHA development management offices
- Other (list below)  
Central Management Office.

**B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) IL025102

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)  
Each year of the annual and 5-year Capital Fund Program budget includes \$850,000 for Debt Service payments under the Capital Fund Bond Pool Program. These

amounts are indicated under line 1501 Debt Service. Also see attachment IL025m02 which details the use of the proceeds from this program.

**(2) Optional 5-Year Action Plan**

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

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name IL025102
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

IL25-01 Daniel Bergen

IL25-02 John Mackler

IL25-04 Richard Flowers Homes

IL25-05 Sunrise Apartments

IL25-06 Celina Blake Homes

IL25-07 Vera L. Yates Homes

IL25-12 Edward Willett Homes

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

IL25-08 Edward Brown Apartments

IL25-09 Golden Towers I

IL25-22 Cora Covington Apartments

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

IL25-10 Lena Canada Homes

IL25-04 Richard Flowers Homes

## **5. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Richard Flowers Homes, Edward Willett Homes
1b. Development (project) number:	IL25-04, IL25-12
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(1/01/06)
5. Number of units affected:	200
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/01/06 b. Projected end date of activity: 12/31/06

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: King Apartments, Franklin Apartments, Jane R. Perlmen Apartments, Henrich House, Albert Goedke House, Wheeling Towers, Noyes Court, Huntington Apartments</p> <p>1b. Development (project) number: IL25-11, IL25-15, IL25-18, IL25-19, IL25-20, IL25-23, IL25-30, IL25-31</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA’s Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(7/01/05)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 929</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

completing streamlined submissions may skip to component 11.)

**2. Activity Description**

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

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

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

**Voluntary Conversion Initial Assessments**

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

- IL25-01 Daniel Bergen Homes, Chicago Heights – 15 Units
- IL25-02 John Mackler Homes, Chicago Heights – 37 Units
- IL25-05 Sunrise Apartments, Chicago Heights – 120 Units
- IL25-03 Robert Allison Homes, Summit – 35 Units
- IL25-04 Richard Flowers Homes, Robbins – 100 Units
- IL25-12 Edward Willett Homes, Robbins – 100 Units
- IL25-06 Celina Blake Homes, Ford Heights – 100 Units
- IL25-07 Vera Yates Homes, Ford Heights – 116 Units
- IL25-29 Scattered Sites, Evanston – 19 Units
- IL25-19B Scattered Sites, Evanston – 26 Units
- IL25-30B Scattered Sites, Wheeling– 13 Units

Total of 681 units in four communities.

5. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g.,elderly and/or disabled developments not general occupancy projects)?

The Authority has 1,401 units that are designated for elderly and/or disable tenants. These units are spread over 13 developments.

6. How many Assessments were conducted for the PHA's covered developments?

One assessment was completed for each required development

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

<b>Development Name</b>	<b>Number of Units</b>
None	None

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

That they participate in our FSS Program.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 03/26/02

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Initiative Program</i>	<i>30</i>	<i>Random</i>	<i>Development Office</i>	<i>Both</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/12/04)
Public Housing	NA	NA
Section 8	295	269

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

### C. Welfare Benefit Reductions

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

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

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

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

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

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

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

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

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

### C. Coordination between PHA and the police

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

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

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

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

The pet Policy is an attached file to the plan File IL025j01

#### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

#### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

#### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

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

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

- Attached at Attachment (File name) IL025b02
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: Cook County

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

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

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

**B. Other Information Required by HUD**

1. Statements of Progress in meeting 5-year Plan Goals  
File attached IL025c02
2. List of members of the Resident Advisory Board  
File Attached IL025d02
3. Statement of Resident Membership of the PHA Board  
File Attached IL025e02
4. Capacity Statement for Homeownership Program  
File Attached IL025f02
5. Performance and Evaluation Report as of 9/30/04 Capital Fund 50102  
File Attached IL025g02
6. Performance and Evaluation Report as of 9/30/04 Capital Fund 50103  
File Attached IL025h02
7. Capital Fund Program Five year Plan  
File Attached IL025i02
8. Pet Policy  
File Attached IL025j02
9. Certification of Voluntary Conversion Initial Assessment  
File Attached IL025k02
10. Performance and Evaluation Report – Capital Fund Bond Pool Program  
Proceeds File Attached IL025m02

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

**Attachments**

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

The following files are a part of this Plan:

Agency Plan – IL025v02  
Comments from Resident Advisory Board – IL025b02  
Statement of Progress in meeting 5-year Plan goals – IL025c02  
Listing of Resident Advisory Board – IL025d02  
Statement of Resident on PHA Board – IL025e02  
Capacity Statement for Homeownership Program – IL025f02  
Annual Statement Performance/Evaluation CF50102– IL025g02  
Annual Statement Performance/Evaluation CF50103 – IL025h02  
Capital Fund Five Year Plan – IL025i02  
Pet Policy – IL025j02  
Certification of Voluntary Conversion Assessment IL025k02  
Performance & Evaluation - Bond Proceeds – IL025m02

**Table Library**

**Housing Authority of the County of Cook, Illinois**  
**2005 Agency Plan**

**Comments and Recommendations from the Resident Advisory Board:**

**The Resident Advisory Board made comments and recommendations that were discussed and included in the 2005 Agency Plan.**

- **Support of Designation of Housing for Elderly only.**
- **Support of Capital Fund Bond Program – Expand parking**
- **Homeownership program questions**
- **Inquires into designating North area Developments as Senior only.**
- **Harvey security issues**
- **Entry door issues at Chicago Heights Senior Development**
- **Addressing the vacancy issue in Senior Housing**
- **Explanation of PHAS & SEMAP**
- **Process for referring tenants to EDS Coordinators**
- **Landlord outreach programs are successful – would like to see more**
- **Creation of tenant patrols**

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

PHA Goal: Expand the supply of assisted housing:

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

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

PHA Goal: Improve the quality of assisted housing:

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

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

PHA Goal: Increase assisted housing choices:

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

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

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

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

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

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

PHA Goal: Provide an improved living environment:

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

**2005 RESIDENT ADVISORY BOARD ATTENDEES  
OCTOBER 20, 2004  
11:00 A.M. - 2:30 P.M.**

**Elizabeth Madland 9535 Franklin Avenue, Apartment 801, Franklin Park, Illinois 60131**  
**Loretta Judon 1720 Monroe, Apartment 2A, Evanston, Illinois 60202**  
**Judy Welch 304 Saginaw, Calumet City, Illinois 60409**  
**Edna E. Carter 15306 Robey, Apartment 307, Harvey, Illinois 60426**  
**Gloria Benas 149 South Sawyer, LaGrange, Illinois 60525 2575**  
**Rosetta Williams 350 Juniper, Apartment 700, Park Forest, Illinois 60466**  
**Stephanie Avila 7315 Tiffany Drive, Apartment 3C, Orland Park, Illinois 60462**  
**Marilyn Harris 959 East 15th Street, Ford Heights, Illinois 60411**  
**Paula Howard 1704 East End Avenue, Apartment 602, Chicago Heights, IL 60411**  
**Clarise Mitchell 1303 Mason Court, Chicago Heights, Illinois 60411**  
**Jacqueline Armwood 13343 South Woodlawn, Robbins, Illinois 60472**  
**C.D. Davis 3210 West 139th Street, Robbins, Illinois 60472**  
**Mary Williams 1710 East End Avenue, Chicago Heights, Illinois 60411**  
**Demetric McElmurry 3830 West 95th Street, Apartment 307, Evergreen Park, IL 60805-2004**  
**Deloris B. White 16319 South Central Park, Markham, Illinois 60428-5319**

Statement of Resident on the PHA Board:

Bonnie Edna Denwiddle-Bishop a current resident in one of our public housing development located in Chicago Heights has been appointed and approved to serve on our Board of Commissioners. Ms. Deniddle Bishop's appointment was dated December 19, 2000. Her term will expire June 01, 2009.

### **Capacity Statement for Homeownership Program**

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

## 2003 CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the County of Cook		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 P025 50103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements Soft Costs	505,000.00	570,000.00	530,000.00	343,579.93
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	480,000.00	350,000.00	350,000.00	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
	1430 Fees and Costs	25,000.00	912,600.00	912,600.00	52,519.97
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	254,356.00	30,744.00	25,962.00
10	1460 Dwelling Structures	2,399,869.00	916,746.87	127,038.78	78,892.70
11	1465.1 Dwelling Equipment—Nonexpendable	-	134,170.00	134,170.00	70,273.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	31,406.13	31,406.13	23,996.68
14	1485 Demolition	-	300,000.00	300,000.00	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	59,410.00	-	-	-
	Amount of Annual Grant: (sum of lines 2-19)	3,469,279.00	3,469,279.00	2,415,958.91	595,224.28

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

<b>PHA Name:</b> The Housing Authority of the County of Cook	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 P025 50103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: June 30, 2004  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities	-	-	-	-
	Amount of line XX Related to Section 504 compliance	-	-	-	-
	Amount of line XX Related to Security –Soft Costs	150,000.00	160,000.00	78,564.50	16,592.55
	Amount of Line XX related to Security—Hard Costs	-	-	-	-
	Amount of line XX Related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-01</b>	Handrail Replacement		1460	100%	4,500.00	4,500.00	-	-	Open
<b>Daniel Bergen</b>									
<b>IL 25-02</b>	Sewer Renovation		1450	100%	100,000.00	100,000.00	11,837.00	11,837.00	In Process
<b>John Mackler</b>	Lavatories & Vanities		1460	100%	20,000.00	20,000.00	-	-	Open
<b>IL 25-03</b>	No Projects for this Development								
<b>Robert Allison</b>									
<b>IL 25-04</b>	Storm Door Replacement		1460	100%	70,000.00	9,987.68	4,275.42	4,275.42	In Process
<b>Richard</b>	Weatherstripping		1460	100%	30,000.00	-	-	-	Re- Programmed
<b>Flowers</b>									
<b>IL 25-05</b>	Landscaping		1450	100%	25,000.00	25,000.00	9,033.00	9,033.00	In Process
<b>Sunrise</b>									
<b>Apartments</b>									
<b>IL 25-06</b>	Storm Door Replacement		1460	100%	70,000.00	11,525.00	971.50	971.50	In Process
<b>Celina Blakc</b>	Furnace Repairs		1460	100%	25,000.00	25,000.00	2,961.26	2,961.26	In Process
<b>IL 25-07</b>	Furnace Repairs		1460	100%	25,000.00	25,000.00	4,550.20	4,550.20	In Process
<b>Vera</b>									
<b>Yates</b>									

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-08</b>	Landscaping		1450	100%	30,000.00	30,000.00	-	-	Open
<b>Edward Brown</b>									
<b>IL 25-09</b>	New Storage Tank		1460	100%	5,000.00	5,000.00	-	-	Open
<b>Golden Towers I</b>	Boiler Installations		1460	100%	15,000.00	16,108.66	16,108.66	1,261.66	In Process
	Sprinkler System Installation		1450	100%	10,000.00	10,000.00	-	-	Open
	Angle Valve Replacement		1460	100%	10,000.00	10,000.00	-	-	Open
<b>IL 25-10</b>	Demolition		1485	100%	300,000.00	300,000.00	300,000.00	-	In Process
<b>Lena Canada</b>									
<b>25-11</b>	No Projects for this Development								
<b>Huntington Apartments</b>									
<b>25-12</b>	Sidewalk Replacement		1460	100%	20,000.00	20,000.00	-	-	Open
<b>Edward Willett</b>	Sprinkler System Installation		1460	100%	10,000.00	10,000.00	-	-	Open
	Rodding of Drains		1460	100%	25,000.00	-	-	-	Re- Programmed
	Weatherstripping		1460	100%	30,000.00	30,000.00	-	-	Open
	Security System		1460	100%	10,000.00	10,000.00	2,403.76	2,403.76	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-13</b>	Increase Laundry Pipe Size		1460	100%	25,000.00	5,000.00	-	-	Open
<b>Juniper Tower</b>									
<b>IL 25-15</b>	Door Lock Installation in Stairwells		1460	100%	5,000.00	5,000.00	1,872.00	1,872.00	In Process
<b>King Apartments</b>	Closet Door Replacement		1460	100%	20,000.00	20,000.00	5,591.20	5,591.20	In Process
<b>IL 25-18</b>	Door Replacement		1460	100%	50,000.00	50,000.00	15,330.05	15,330.05	In Process
<b>Franklin Apartment</b>	Window Replacement		1460	100%	-	5,000.00	5,000.00	3,858.45	In Process
<b>IL 25-19A</b>	Tuckpointing		1450	100%	35,000.00	35,000.00	-	-	Open
<b>Perlman Apartments</b>	Emergency Generator		1460	100%	219,779.00	219,779.00	1,706.17	1,706.17	In Process
	Air Handling Unit		1460	100%	-	14,118.00	14,118.00	8,143.00	In Process
<b>25-19B</b>	Water Heater Replacement		1460	100%	11,000.00	11,000.00	-	-	Open
<b>Scattered Sites</b>	Ranges and Refrigerators		1465	100%	15,000.00	-	-	-	Re- Programmed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-20</b>	Kitchen Exhaust Fans		1460	100%	30,000.00	30,000.00	-	-	Open
<b>Henrich House</b>	Ranges		1465	100%	30,000.00	-	-	-	Re-Programmed
			1460	100%	-	5,438.32	5,438.32	-	In Process
<b>IL 25-22</b>	Boiler Installation		1460	100%	150,000.00	150,000.00	14,847.00	-	In Process
<b>Golden Towers II</b>	Carpet Installation		1460	100%	5,000.00	5,000.00	-	-	Open
	Shop Door Replacement		1460	100%	6,000.00	6,000.00	-	-	Open
	Emergency Generator Repairs		1460	100%	-	4,647.21	4,647.21	-	In Process
<b>IL 25-23</b>	Dryer Vent Stack Replacement		1460	100%	25,000.00	25,000.00	-	-	Open
<b>Albert Goedke</b>	Window Replacement on 1 <sup>st</sup> Floor		1460	100%	25,000.00	25,000.00	3,214.86	3,214.86	In Process
	Exhaust Roof Fans		1460	100%	-	5,000.00	5,000.00	3,750.00	In Process
<b>IL 25-24</b>	ADA Front Entrance Doors		1460	100%	25,000.00	25,000.00	885.00	885.00	In Process
<b>Harvey Apartments</b>	Community Room Door Dividers		1460	100%	20,000.00	20,000.00	549.43	549.43	In Process
	Air Handling Unit		1460	100%	-	10,643.00	10,643.00	10,643.00	Completed
<b>IL 25-29</b>	Hot Water Heater Replacement		1460	100%	8,000.00	8,000.00	-	-	Open
<b>Scattered Sites</b>	Ranges and Refrigerators		1465	100%	10,000.00	-	-	-	Re-Programmed
	Entrance Door Replacement		1460	100%	15,000.00	15,000.00	5,765.00	5,765.00	In Process
	Landscaping		1450	100%	15,000.00	15,000.00	518.00	518.00	In Process
	Security Lighting		1460	100%	5,000.00	5,000.00	-	-	Open



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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>PHA</b>	Resident Job Training		1408	100%	250,000.00	250,000.00	250,000.00	205,296.27	In Process
<b>Wide</b>	Resident Initiatives Coordinator		1408	100%	60,000.00	60,000.00	60,000.00	28,782.48	In Process
	Upgrade Computers		1408	100%	90,000.00	90,000.00	50,000.00	4,688.16	In Process
	Upgrade Security		1408	100%	75,000.00	75,000.00	75,000.00	13,518.05	In Process
	Staff Training		1408	100%	30,000.00	95,000.00	95,000.00	91,294.97	In Process
	Modernization Staff Salary & Benefits		1410	100%	350,000.00	350,000.00	350,000.00	-	In Process
	Printing & Advertising		1430	100%	25,000.00	45,000.00	45,000.00	34,919.97	In Process
	Bond Program		1485	100%	850,000.00	850,000.00	850,000.00	-	Open
	Contingency		1502	100%	65,000.00	-	-	-	Completed
	Ranges		1465	100%	-	67,500.00	67,500.00	3,603.00	In Process
	Refrigerators		1465	100%	-	66,670.00	66,670.00	66,670.00	Completed
	Engineering Services		1430	100%	-	17,600.00	17,600.00	17,600.00	Completed
	Maintenance Vehicle		1475	100%	-	24,211.13	24,211.13	23,996.68	In Process
	Maintenance Equipment		1475	100%	-	7,195.00	7,195.00	-	In Process

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

PHA Name: The Housing Authority of Cook County	<b>Grant Type and Number</b> Capital Fund Program No: IL06 P025 50101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-01 Daniel Bergen	5/30/04			5/30/06			
IL 25-02 John Mackler	5/30/04			5/30/06			
IL 25-03 Robert Allison	5/30/04			5/30/06			
IL 25-04 Richard Flowers	5/30/04			5/30/06			
IL 25-05 Sunrise Apartment	5/30/04			5/30/06			
IL 25-06 Celina Blake	5/30/04			5/30/06			
IL 25-07 Vera Yates	5/30/04			5/30/06			
IL 25-08 Edward Brown	5/30/04			5/30/06			
IL 25-09							

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

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

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

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

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

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

## 2002 CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the County of Cook		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 P025 50102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements Soft Costs	505,000.00	716,267.15	716,267.15	716,267.15
	Management Improvements Hard Costs	-	34,000.79	34,000.79	34,000.79
4	1410 Administration	480,000.00	480,000.00	480,000.00	114,608.98
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
	1430 Fees and Costs	30,000.00	125,194.98	125,194.98	125,194.98
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	285,000.00	170,494.94	170,494.94	170,494.94
10	1460 Dwelling Structures	2,995,150.00	2,736,547.40	2,736,547.40	1,535,477.42
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00	114,547.37	114,547.37	114,547.37
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	5,000.00	91,491.37	91,491.37	83,901.11
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	108,394.00	-	-	-

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

<b>PHA Name:</b> The Housing Authority of the County of Cook	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 P025 50102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: June 30, 2004  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines 2-19)	4,468,544.00	4,468,544.00	4,468,544.00	2,894,492.74
	Amount of line XX Related to LBP Activities	-	-	-	-
	Amount of line XX Related to Section 504 compliance	-	-	-	-
	Amount of line XX Related to Security –Soft Costs	-	88,040.10	88,040.10	88,040.10
	Amount of Line XX related to Security—Hard Costs	310,000.00	38,020.00	38,020.00	38,020.00
	Amount of line XX Related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-01</b>	Security Lighting		1460	100%	20,000.00	-	-	-	Re-Programmed
<b>Daniel Bergen</b>	Gutter Replacement		1450	100%	5,000.00	-	-	-	Re-Programmed
	New Entrance Canopy		1460	100%	30,000.00	-	-	-	Re-Programmed
	Storm Door Replacement		1460	100%	5,000.00	3,119.55	3,119.55	1,684.56	In Process
	Storm Window Replacement		1460	100%	5,000.00	3,119.55	3,119.55	1,684.56	In Process
<b>IL 25-02</b>	Security Lighting		1450	100%	20,000.00	-	-	-	Re-Programmed
<b>John Mackler</b>	Gutter Replacement		1460	100%	10,000.00	-	-	-	Re-Programmed
	Storm Door Replacement		1460	100%	37,000.00	22,915.25	22,915.25	12,374.22	In Process
	Storm Window Replacement		1460	100%	5,000.00	4,514.55	4,514.55	3,079.56	In Process
	Tile Replacement		1460	100%	74,000.00	68,475.25	68,475.25	68,475.25	Completed
	Handrails		1460	100%	74,000.00	-	-	-	Re-Programmed
	Furnace Flues		1460	100%	37,000.00	9,935.00	9,935.00	9,935.00	Completed
	Hot Water Tanks		1460	100%	11,000.00	-	-	-	Re-Programmed



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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-05</b>	Security Lighting		1450	100%	35,000.00	11,808.00	11,808.00	11,808.00	Completed
<b>Sunrise</b>	Storm Door Replacement		1460	100%	5,000.00	5,149.55	5,149.55	3,714.56	In Process
<b>Apartments</b>	Storm Window Replacement		1460	100%	5,000.00	3,119.55	3,119.55	1,684.56	In Process
	Handrails		1460	100%	15,000.00	-	-	-	Re-Programmed
	New Doorbell Installation		1460	100%	10,800.00	-	-	-	Re-Programmed
	Hot Water Tanks		1460	100%	27,000.00	-	-	-	Re-Programmed
	Landscaping		1450	100%	-	2,150.00	2,150.00	2,150.00	Completed
	Emergency Water Line Repairs		1460	100%	-	3,870.80	3,870.80	3,870.80	Completed
	Emergency Furnace Repairs		1460	100%	-	1,008.10	1,008.10	1,008.10	Completed



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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-07</b>	Install Sill Cocks		1460	100%	15,000.00	1,808.36	1,808.36	1,808.36	Completed
<b>Vera</b>	Plumbing Renovation		1460	100%	150,000.00	47,480.41	47,480.41	47,480.41	Completed
<b>Yates</b>	Install Cleanouts in One Bedroom Units		1460	100%	10,000.00	-	-	-	Re-Programmed
	New Address Boards		1460	100%	11,600.00	-	-	-	Re-Programmed
	Painting & Drywall		1460	100%	75,000.00	121,856.00	121,856.00	121,856.00	Completed
	Ranges		1465	100%	15,000.00	-	-	-	Re-Programmed
	Refrigerators		1465	100%	15,000.00	-	-	-	Re-Programmed
	Carpentry Renovation		1460	100%	-	17,971.65	17,971.65	17,971.65	Completed
	Electrical Renovation		1460	100%	-	8,559.00	8,559.00	8,559.00	Completed
	Fencing		1450	100%	-	11,184.88	11,184.88	11,184.88	Completed
	Emergency Furnace Repairs		1460	100%	-	18,893.46	18,893.46	18,893.46	Completed
	Door Replacement		1460	100%	-	16,621.00	16,621.00	821.00	In Process
<b>IL 25-08</b>	Ventilation Survey		1430	100%	5,000.00	-	-	-	Re-Programmed
<b>Edward</b>	Install ADA Water Closets		1460	100%	50,000.00	11,825.11	11,825.11	11,825.11	Completed
<b>Brown</b>	Storage Shed		1460	100%	-	2,160.00	2,160.00	2,160.00	Completed
	Emergency Water Line Repairs		1460	100%	-	6,162.87	6,162.87	6,162.87	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
<b>IL 25-09</b>	Balance Heating System		1460	100%	5,000.00	-	-	-	Re-Programmed	
<b>Golden</b>	Install ADA Water Closets		1460	100%	55,000.00	-	-	-	Re-Programmed	
<b>Towers I</b>	Emergency Heating Repairs		1460	100%	-	11,241.89	11,241.89	11,241.89	Completed	
<b>IL 25-10</b>	Elevate Manholes		1450	100%	5,000.00	-	-	-	Re-Programmed	
<b>Lena</b>	Install Sill Cocks		1460	100%	15,000.00	-	-	-	Re-Programmed	
<b>Canada</b>	Install Cleanouts		1460	100%	28,000.00	1,980.95	1,980.95	1,980.95	Completed	
	Bathroom Renovation		1460	100%	150,000.00	16,215.80	16,215.80	16,215.80	Completed	
	New Address Boards		1460	100%	10,000.00	-	-	-	Re-Programmed	
	Ranges		1465	100%	15,000.00	-	-	-	Re-Programmed	
	Refrigerators		1465	100%	15,000.00	-	-	-	Re-Programmed	
	Carpentry Renovation		1460	100%	-	-	-	-	Completed	
	Electrical Renovation		1460	100%	-	5,354.12	5,354.12	5,354.12	Completed	
	Plumbing Renovation		1460	100%	-	3,205.04	3,205.04	3,205.04	Completed	
	Emergency Furnace Repairs		1460	100%	-	17,729.00	17,729.00	17,729.00	Completed	

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>25-11</b>	Bathroom & Bedroom Door Replacement		1460	100%	80,000.00	22,821.72	22,821.72	22,821.72	Completed
<b>Huntington Apartments</b>	10 <sup>th</sup> Floor Lobby Ceiling Tile		1460	100%	8,000.00	10,660.00	10,660.00	10,660.00	Completed
	Roof Fans		1460	100%	6,000.00	-	-	-	Re-Programmed
	Emergency Heating Repairs		1460	100%	-	14,817.00	14,817.00	14,817.00	Completed
	Storm Window Replacement		1460	100%	-	2,573.00	2,573.00	2,573.00	Completed
	Emergency Water Line Repairs		1460	100%	-	17,880.16	17,880.16	17,880.16	Completed
<b>25-12</b>	Painting & Drywall		1460	100%	120,000.00	126,217.96	126,217.96	126,217.96	Completed
<b>Edward</b>	Catch Basins		1460	100%	-	8,500.00	8,500.00	8,500.00	Completed
<b>Willett</b>	Door Replacement		1460	100%	-	47,832.90	47,832.90	28,504.90	In Process
	Emergency Water Line Repairs		1460	100%	-	6,430.00	6,430.00	6,430.00	Completed
	Plumbing Repairs		1460	100%	-	89,650.00	89,650.00	89,650.00	Completed
	Roof Replacement		1460	100%	-	90,550.00	90,550.00	800.00	In Process
	Fencing		1450	100%	-	9,780.00	9,780.00	9,780.00	Completed



## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
<b>IL 25-15</b>	Exterior Security Lighting		1450	100%	10,000.00	3,420.77	3,420.77	3,420.77	Completed	
<b>King</b>	Window and Blind Replacement		1460	100%	300,000.00	6,435.00	6,435.00	6,435.00	Completed	
<b>Apartments</b>	Kitchen Light Fixtures		1460	100%	30,000.00	3,594.00	3,594.00	3,594.00	Completed	
	Medicine Cabinets		1460	100%	31,750.00	40,140.00	40,140.00	-	In Process	
	Lounge Furniture		1475	100%	5,000.00	-	-	-	Re-Programmed	
	Catch Basins		1460	100%	-	19,361.00	19,361.00	19,361.00	Completed	
	Emergency Heating Repairs		1460	100%	-	13,774.46	13,774.46	13,774.46	Completed	
	Emergency Fence Repairs		1450	100%	-	3,576.0	3,576.00	3,576.00	In Process	
	Door Replacement		1460	100%	-	9,039.48	9,039.48	9,039.48	Completed	
	Painting & Drywall Repairs		1460	100%	-	124,250.00	124,250.00	4,250.00	In Process	
	Boiler Replacement		1460	100%	-	16,500.00	16,500.00	16,500.00	Completed	
	Replace Hot Water Tanks		1460	100%	-	11,039.87	11,039.87	11,039.87	Completed	
	Landscaping		1450	100%	-	8,202.00	8,202.00	8,202.00	Completed	
	Emergency Sewer Repairs		1460	100%	-	11,225.00	11,225.00	11,225.00	Completed	
	Carpeting Replacement		1460	100%	-	6,806.00	6,806.00	6,806.00	Completed	
	Intercom System		1460	100%	-	17,787.38	17,787.38	16,847.38	In Process	
<b>IL 25-18</b>	Elevator Renovation		1460	100%	-	3,950.00	3,950.00	3,950.00	Completed	
<b>Franklin</b>	Emergency Heating Repairs		1460	100%	-	3,199.00	3,199.00	3,199.00	Completed	
<b>Apartment</b>	Painting & Drywall		1460	100%	-	102,202.00	102,202.00	5,302.00	In Process	
	Emergency Generator		1460	100%	-	194,850.00	194,850.00	1,200.00	In Process	

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

PHA Name: The Housing Authority of Cook County		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
<b>IL 25-19A</b>	Asphalt Paving		1450	100%	90,000.00	41,594.04	41,594.04	41,594.04	Completed	
<b>Perlman</b>	Kitchen & Hall Light Fixtures		1460	100%	25,000.00	-	-	-	Re-Programmed	
<b>Apartments</b>	Replace Roof Top Air Handler		1460	100%	75,000.00	67,188.95	67,188.95	2,689.95	In Process	
	Roof Fan		1460	100%	6,000.00	650.70	650.70	650.70	Completed	
	Door Replacement		1460	100%	-	4,379.79	4,379.79	4,379.79	Completed	
	Elevator Fire Panel		1460	100%	-	880.00	880.00	880.00	Completed	
<b>25-19B</b>	Security Lighting		1450	100%	90,000.00	7,064.93	7,064.93	7,064.93	Completed	
<b>Scattered</b>	Door Replacement		1460	100%	-	8,599.07	8,599.07	8,599.07	Completed	
<b>Sites</b>	Light Fixture Replacement		1460	100%	-	5,430.00	5,430.00	5,430.00	Completed	
	Bathroom Renovation		1460	100%	-	30,015.00	30,015.00	30,015.00	Completed	
	Medicine Cabinet Replacement		1460	100%	-	3,150.00	3,150.00	3,150.00	Completed	
	Tile Replacement		1460	100%	-	4,800.00	4,800.00	4,800.00	Completed	

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: The Housing Authority of Cook County			Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-20</b>	Bedroom & Bathroom Door Replacement		1460	100%	80,000.00	14,030.80	14,030.80	14,030.80	Completed
<b>Henrich House</b>	Storm Window Replacement		1460	100%	-	2,240.00	2,240.00	2,240.00	Completed
	Concrete Replacement		1450	100%	-	4,540.32	4,540.32	4,540.32	Completed
	Tile Replacement		1460	100%	-	7,546.16	7,546.16	7,546.16	Completed
	Painting & Drywall Repairs		1460	100%	-	91,200.00	91,200.00	-	In Process
<b>IL 25-22</b>	Install New Thermostats		1460	100%	150,000.00	-	-	-	Re-Programmed
<b>Golden Towers II</b>	Anti-Scalding Shower Valves		1460	100%	40,000.00	-	-	-	Re-Programmed
	Water Main Shut-Off Valve Replacement		1460	100%	30,000.00	3,329.50	3,329.50	3,329.50	Completed
	Emergency Heating Repairs		1460	100%	-	13,320.25	13,320.25	13,320.25	Completed
<b>IL 25-23</b>	Security System - Intercom		1460	100%	30,000.00	25,018.52	25,018.52	25,018.52	Completed
<b>Albert Goedke</b>	Door Replacement		1460	100%	-	1,223.00	1,223.00	1,223.00	Completed
	Kitchen Cabinet Renovation		1460	100%	-	9,698.00	9,698.00	9,698.00	Completed
	Carpentry Renovation		1460	100%	-	6,140.00	6,140.00	6,140.00	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-24</b>	Landscaping		1450	100%	10,000.00	4,800.00	4,800.00	4,800.00	Completed
<b>Harvey</b>	New Thermostats		1460	100%	30,000.00	-	-	-	Re-Programmed
<b>Apartments</b>	Intercom System		1460	100%	30,000.00	21,711.00	21,711.00	-	In Process
	A & E Fees		1430	100%	-	111,000.00	111,000.00	111,000.00	Completed
	Storage Shed		1460	100%	-	2,160.00	2,160.00	2,160.00	Completed
	Tile Replacement		1460	100%	-	12,580.00	12,580.00	12,580.00	Completed
	Emergency Heating Repairs		1460	100%	-	13,071.19	13,071.19	13,071.19	Completed
	Emergency Compactor Repairs		1460	100%	-	4,120.00	4,120.00	4,120.00	Completed
	Painting & Drywall Repairs		1460	100%	-	115,560.00	115,560.00	48,233.00	In Process
<b>IL 25-29</b>	Medicine Cabinets		1460	100%	100,000.00	2,445.00	2,445.00	2,445.00	Completed
<b>Scattered</b>	Door Replacement		1460	100%	-	42,355.50	42,355.50	42,355.50	Completed
<b>Sites</b>	Fencing		1450	100%	-	27,220.00	27,220.00	27,220.00	Completed
	Light Fixture Replacement		1460	100%	-	4,629.00	4,629.00	4,629.00	Completed
	Bathroom Renovation		1460	100%	-	13,366.28	13,366.28	13,366.28	Completed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>IL 25-30A</b>	Carpet Replacement		1460	100%	7,000.00	-	-	-	Re-Programmed
<b>Wheeling Tower</b>	Bathroom Vanity Replacement		1460	100%	65,000.00	88,000.00	88,000.00	-	In Process
	Door Replacement		1460	100%	-	2,172.20	2,172.20	2,172.20	Completed
	Lawn Irrigation System		1450	100%	-	21,894.00	21,894.00	21,894.00	Completed
	Storm Window Replacement		1460	100%	-	1,945.00	1,945.00	1,945.00	Completed
	Emergency Heating Repairs		1460	100%	-	7,177.70	7,177.70	7,177.70	Completed
	Painting & Drywall Repairs		1460	100%	-	89,250.00	89,250.00	-	In Process
<b>IL 25-30B</b>	Roof Replacement		1460	100%	-	1,121.20	1,121.20	1,121.20	Completed
<b>Scattered Sites Tower</b>	Asphalt Paving		1450	1005	-	2,735.00	2,735.00	2,735.00	Completed
<b>IL 25-31</b>	Lavatories & Vanity Replacement		1460	100%	85,000.00	63,000.00	63,000.00	-	In Process
<b>Noyes Court</b>	Medicine Cabinet Replacement		1460	100%	35,000.00	26,000.00	26,000.00	-	In Process
	Boiler Replacement		1460	100%	130,000.00	-	-	-	Re-Programmed
	Roof Fan		1460	100%	6,000.00	-	-	-	Re-Programmed

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program Grant No: IL06 P025 50102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>PHA</b>	Resident Job Training		1408	100%	250,000.00	481,923.83	481,923.83	481,923.83	Completed
<b>Wide</b>	Resident Initiatives Coordinator		1408	100%	60,000.00	60,000.00	60,000.00	60,000.00	Completed
	Upgrade Computers		1408	100%	90,000.00	21,577.99	21,577.99	21,577.99	Completed
	Upgrade Security		1408	100%	75,000.00	80,732.40	80,732.40	80,732.40	Completed
	Staff Training		1408	100%	30,000.00	106,033.72	106,033.72	106,033.72	Completed
	Modernization Staff Salary & Benefits		1410	100%	480,000.00	480,000.00	480,000.00	114,608.98	In Process
	Printing & Advertising		1430	100%	25,000.00	14,194.98	14,194.98	14,194.98	In Process
	Contingency		1502	100%	108,394.00	-	-	-	Completed
	Ranges		1465	100%	-	70,779.40	70,779.40	70,779.40	Completed
	Refrigerators		1465	100%	-	43,767.97	43,767.97	43,767.97	Completed
	Lounge Furniture		1475	100%	-	7,232.69	7,232.69	7,232.69	Completed
	Office Furniture		1475	100%	-	51,444.17	51,444.17	51,444.17	Completed
	Lawn Mowers		1475	100%	-	2,498.00	2,498.00	2,498.00	Completed
	Piping Monitor & Camera		1475	100%	-	13,793.45	13,793.45	13,793.45	Completed
	Maintenance Equipment		1475	100%	-	16,523.06	16,523.06	8,932.80	In Process

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

PHA Name: The Housing Authority of Cook County		Grant Type and Number Capital Fund Program No: IL06 P025 50102 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-01 Daniel Bergen	5/30/04	9/30/03		5/30/06			
IL 25-02 John Mackler	5/30/04	12/31/03		5/30/06			
IL 25-03 Robert Allison	5/30/04	6/30/04		5/30/06	6/30/04		
IL 25-04 Richard Flowers	5/30/04	6/30/04		5/30/06			
IL 25-05 Sunrise Apartment	5/30/04	6/30/04		5/30/06			
IL 25-06 Celina Blake	5/30/04	6/30/04		5/30/06			
IL 25-07 Vera Yates	5/30/04	6/30/04		5/30/06			
IL 25-08 Edward Brown	5/30/04	6/30/04		5/30/06	6/30/04		

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

PHA Name: The Housing Authority of Cook County	<b>Grant Type and Number</b> Capital Fund Program No: IL06 P025 50102 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-09							
Golden Tower I	5/30/04	12/31/03		5/30/06	12/31/03		
IL 25-10							
Lena Canada	5/30/04	3/31/04		5/30/06	3/31/04		
IL 25-11							
Huntington Apartments	5/30/04	6/30/04		5/30/06	6/30/04		
IL 25-12							
Edward Willet	5/30/04	6/30/04		5/30/06			
IL 25-13							
Juniper Tower	5/30/04	6/30/04		5/30/06			
IL 25-15							
King Apartments	5/30/04	6/30/04		5/30/06			
IL 25-18							
Franklin Apartments	5/30/04	6/30/04		5/30/06			
IL 25-19A							
Perlman Apartments	5/30/04	6/30/04		5/30/06			

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

PHA Name: The Housing Authority of Cook County	<b>Grant Type and Number</b> Capital Fund Program No: IL06 P025 50102 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 25-19B							
Scattered Sites	5/30/04	6/30/04		5/30/06	6/30/04		
IL 25-20							
Henrich House	5/30/04	6/30/04		5/30/06			
IL 25-22							
Golden Towers II	5/30/04	12/31/03		5/30/06	12/31/03		
IL 25-23							
Albert Goedke	5/30/04	6/30/04		5/30/06	6/30/04		
IL 25-24							
Harvey Apartments	5/30/04	6/30/04		5/30/06			
IL 25-29							
Scattered Sites	5/30/04	6/30/04		5/30/06	6/30/04		
IL 25-30A							
Wheeling Tower	5/30/04	6/30/04		5/30/06			
IL 25-30B							
Scattered Sites	5/30/04	12/31/03		5/30/06	12/31/03		

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: The Housing Authority of Cook County		<b>Grant Type and Number</b> Capital Fund Program No: IL06 P025 50102 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CMO	5/30/04			5/30/06			
PHA Wide	5/30/04	6/30/04		5/30/06			

# HOUSING AUTHORITY OF THE COUNTY OF COOK

## PET POLICY

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

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

### I. **DEFINITIONS**

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

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

***PET OWNER*** refers to the leaseholder.

***HACC*** is the Housing Authority of the County of Cook

***EXOTIC PETS*** include amphibians and reptiles

### II. **REGISTRATION**

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

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

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

### III. **FINANCIAL OBLIGATIONS**

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

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

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

IV. **PET GUIDELINES**

A. **DOGS**

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

B. **CATS**

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

C. **BIRDS**

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

D. **FISH**

1. Maximum aquarium size 15 gallons

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

V. **PET RULES**

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

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

**VI. NOTIFICATION OF VIOLATION**

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

## **RESIDENT CERTIFICATION OF RECEIPT OF PET POLICY**

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

---

*Leaseholder's Signature*

---

*Address, City, State, Zip*

---

*Unit Number*

---

*Witness*

---

*Date*

# CERTIFICATE OF GOOD HEALTH

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

\_\_\_\_\_  
*Veterinarian*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Name of Clinic*

\_\_\_\_\_  
*Address of Clinic*

\_\_\_\_\_  
*City, State, Zip*

\_\_\_\_\_  
*Telephone number*

**HOUSING AUTHORITY OF THE COUNTY OF COOK**  
**Pet Information Form**

**Resident's Names** \_\_\_\_\_ **Unit#** \_\_\_\_\_

**Address** \_\_\_\_\_ **Apt. #** \_\_\_\_\_

**Pet's Name** \_\_\_\_\_ **Age** \_\_\_\_\_

**Description of pet** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Veterinarian's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City, State, Zip** \_\_\_\_\_

**Telephone** \_\_\_\_\_



*Attach pet's photograph here:*

## **ALTERNATE PET CARETAKER INFORMATION**

<b>Leaseholder Name</b>	
<b>Address, City, Zip</b>	
<b>Telephone Number</b>	

<b>Name of Alternate Pet Caretaker</b>	
<b>Address, City, Zip</b>	
<b>Home and Work Telephone Numbers</b>	

### **CERTIFICATION**

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

\_\_\_\_\_  
**Signature of Alternate Pet Caretaker**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Witness**

# The Housing Authority of the County of Cook

## Statement of Voluntary Conversion Required Initial Assessment

### I. Voluntary Conversion Required Initial Assessment Developments

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

Cook County Housing Authority has a total of 2,182 units. 723 of these units are covered units that are available for general occupancy. The remaining 1,459 units are designated for elderly and/or disabled tenants. The required assessment was completed for the 623 units as listed above.

### II. Certification of Voluntary Conversion Initial Assessments

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

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

### III. Required Initial Assessment Conclusions

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

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



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name: The Housing Authority of the County of Cook</b> 310 South Michigan, 15 <sup>th</sup> Floor Chicago, Illinois 60604-4204	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P02550105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
--	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	529,410.00			
4	1410 Administration	480,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	90,000.00			
10	1460 Dwelling Structures	1,639,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	126,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000.00			
14	1485 Demolition	220,280.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	850,000.00			
20	1502 Contingency	100,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,059,690.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	135,000.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: IL06P02550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL025-01 Daniel Bergen	Water Heaters	1465		6,000.00				
IL025-04 Richard Flowers	Security Camera	1450		40,000.00				
IL025-11 Huntington Apartments	Additional Parking	1460		45,000.00				
IL025-12 Edward Willett	Paint Exterior	1450		10,000.00				
	Drain Rodding	1450		25,000.00				
	Security Camera	1460		40,000.00				
IL025-13 Juniper Tower	Replace Laundry Piping	1460		25,000.00				
IL025-15 King Apartments	Fire Sprinkler and Command Center	1460		1,100,000.00				
	Passage Locks	1460		5,000.00				

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

PHA Name: The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: IL06P02550105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL025-18 Franklin Tower	Replace Doors	1460		50,000.00				
IL025-19B Scattered Sites Evanston	Replace Water Heaters	1460		11,000.00				
IL025-29 Scattered Sites Evanston	Replace Water Heaters	1460		8,000.00				
	New Entrance Door	1460		15,000.00				
	Landscaping	1460		15,000.00				
	Security Lighting	1460		5,000.00				
IL025-30 Wheeling Tower	Water Tanks and Boosters	1465		40,000.00				
IL025-31 Noyes Court	MATV System	1460		10,000.00				
	Parking Lot	1460		120,000.00				
	Stand Pipes	1460		5,000.00				
PHA WIDE	Ranges and Refrigerators	1465		86,000.00				
PHA WIDE	Resident Job Training	1408		200,000.00				
PHA WIDE	Upgrade Computers	1408		150,000.00				

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

PHA Name: The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: IL06P02550105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Upgrade Security	1408		50,000.00				
PHA WIDE	Staff Training	1408		69,410.00				
PHA WIDE	Resident Initiatives Coordinator	1408		60,000.00				
PHA WIDE	Modernization Staff Salary & Benefits	1410		480,000.00				
PHA WIDE	Upgrade Elevators	1460		100,000.00				
PHA WIDE	Capital Fund Bond Pool	1498		850,000.00				
PHA WIDE	Boiler and HVAC Upgrades	1460		100,000.00				
PHA WIDE	Truck	1475		25,000.00				
PHA WIDE	Contingency	1502		100,000.00				
PHA WIDE	Demolition	1485		220,280.00				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: The Housing Authority of the County of Cook		<b>Grant Type and Number</b> Capital Fund Program No: IL06P02550105 Replacement Housing Factor No:				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	
IL025-01 Daniel Bergen	3/31/2007			9/30/2008			
IL025-04 Richard Flowers	3/31/2007			9/30/2008			
IL025-11 Huntington Apartments	3/31/2007			9/30/2008			
IL025-12 Edward Willett	3/31/2007			9/30/2008			
IL025-13 Juniper Tower	3/31/2007			9/30/2008			
IL025-15 King Apartments	3/31/2007			9/30/2008			
IL025-18 Franklin Apartments	3/31/2007			9/30/2008			
IL025-19B Scattered Sites Evanston	3/31/2007			9/30/2008			
IL025-29 Scattered Sites Evanston	3/31/2007			9/30/2008			
IL025-30 Wheeling Tower	3/31/2007			9/30/2008			
IL025-31 Noyes Court	3/31/2007			9/30/2008			
PHA Wide	3/31/2007			9/30/2008			

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name The Housing Authority of the County of Cook		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
IL025-01 Daniel Bergen	Annual Statement		15,000.00	15,000.00	
IL025-02 John Mackler			34,869.00	75,000.00	50,000.00
IL025-03 Robert Allison			35,000.00		
IL025-04 Richard Flowers			100,000.00	50,000.00	
IL025-05 Sunrise Apartments			160,000.00		70,000.00
IL025-06 Celina Blake			100,000.00	50,000.00	
IL025-07 Vera Yates			100,000.00		
IL025-08 Edward Brown			65,000.00		
IL025-09 Golden Towers I			90,000.00		
IL025-11 Huntington Apartments		400,000.00		200,000.00	
IL025-12 Edward Willett		85,000.00		46,000.00	46,000.00
IL025-13 Juniper Towers		1,105,280.00			
IL025-15 King Apartments			360,000.00		198,000.00

IL025-18 Franklin Apartments		50,000.00	640,000.00		298,000.00
IL025-19A Perlman Apartments		80,000.00			100,000.00
IL025-19B Scattered Sites Evanston		30,000.00	70,000.00		
IL025-20 Henrich House				100,000.00	
IL025-22 Golden Towers II			90,000.00		
IL025-23 Albert Goedke				320,000.00	650,000.00
IL025-24 Harvey Apartments				120,000.00	
IL025-29 Evanston Scattered Sites			75,000.00	40,000.00	
IL025-30A Wheeling Tower		150,000.00		640,000.00	544,869.00
IL025-30B Wheeling Scattered Sites				35,000.00	
IL025-31 Noyes Court		40,000.00	100,000.00	250,000.00	
PHA Wide		2,119,410.00	2,114,821.00	2,118,690.00	2,102,821.00
CFP Funds Listed for 5-year planning		4,059,690.00	4,059,690.00	4,059,690.00	4,059,690.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	IL025-11 Huntington Apartments	Replace Windows	400,000.00	IL025-01 Daniel Bergen	Painting	15,000.00
<b>Annua I</b>						
Statement	IL025-12 Edward Willett	CCTV Security	50,000.00	IL025-02 John Mackler	Replace Roofs & Gutters	34,869.00
		Landscaping	10,000.00			
		Rodding of Drains	25,000.00	IL25-03 Robert Allison	Painting	35,000.00
	IL025-13 Juniper Towers	Replace Laundry Piping	25,000.00	IL025-04 Richard Flowers	Painting	100,000.00
		Replace Domestic Water Piping	990,280.00			
		A & E Fees	90,000.00	IL025-05 Sunrise Apartments	Replace Gutters	20,000.00
					New Heat Registers	20,000.00
	IL025-18 Franklin Apartments	New Doors	50,000.00		Painting	120,000.00
	IL025-19A Perlman Apartments	Renovate Bathrooms	80,000.00	IL025-06 Celina Blake	Painting	100,000.00
	IL025-19B Scattered Sites Evanston	Painting	30,000.00	IL025-07 Vera Yates	Painting	100,000.00

	IL025-30A Wheeling Tower	Painting	110,000.00	IL025-08 Edward Brown	Painting	50,000.00
		Replace Hot Water Tanks	40,000.00		Roof Fan	15,000.00
	IL025-31 Noyes Court	Ranges	25,000.00	IL025-09 Golden Towers I	Painting	90,000.00
		MATV System	10,000.00			
		Replace Standpipe	5,000.00	IL025-15 King Apartments	Expand Parking Lot	55,000.00
					Replace Kitchen Cabinets	225,000.00
	PHA Wide	Resident Job Training	115,000.00		Replace Roof	80,000.00
		Resident Initiatives Coordinator	60,000.00			
		Upgrade Computers	100,000.00	IL025-18 Franklin Apartments	New Windows	420,000.00
		Upgrade Security	116,031.00		New Boilers	200,000.00
		Staff Training	40,000.00		A & E Fees	20,000.00
		Modernization Staff	480,000.00			
		Printing & Advertising	20,000.00	IL025-19B Scattered Sites Evanston	Replace Furnaces	70,000.00
		Contingency	138,379.00			
		Elevator Upgrades	100,000.00	IL025-29 Evanston Scattered Sites	Bathroom Renovation	75,000.00
		HVAC Upgrades	100,000.00			
		Capital Fund Bond Pool	850,000.00	IL025-31 Noyes Court	Painting	100,000.00
				PHA Wide	Resident Job Training	115,000.00
					Resident Initiatives Coordinator	60,000.00
					Upgrade Computers	100,000.00
					Upgrade Security	116,031.00
					Staff Training	40,000.00
					Modernization Staff	480,000.00

Table Library

					Printing & Advertising	20,000.00
					Contingency	133,790.00
					Elevator Upgrades	100,000.00
					HVAC Upgrades	100,000.00
					Capital Fund Bond Pool	850,000.00
Total CFP Estimated Cost			\$4,059,690.00			\$4,059,690.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL025-01 Daniel Bergen	Replace Furnace Flues	15,000.00	IL025-02 John Mackler	Security Camera	50,000.00
IL025-02 John Mackler	Replace Roofs	75,000.00	IL025-05 Sunrise Apartments	CCTV Security System	50,000.00
IL025-04 Richard Flowers	Security CCTV	50,000.00		Front Canopy	20,000.00
			IL025-12 Edward Willett	Landscaping	10,000.00
IL025-06 Celina Blake	Security CCTV	50,000.00		Paint Exteriors	36,000.00
IL025-11 Huntington Apartments	Replace Doors	200,000.00	IL025-15 King Apartments	Replace Boilers	180,000.00
				A & E Fees	18,000.00

IL025-12 Edward Willett	Landscaping	10,000.00			
	Exterior Painting	36,000.00	IL025-18 Franklin Apartments	Replace Roof	100,000.00
				Replace Boiler	180,000.00
IL025-20 Henrich House	Replace Vanities	100,000.00		A & E Fees Boiler	18,000.00
IL025-23 Albert Goedke	Renovate Kitchens	320,000.00	IL025-19 Perlman Apartments	Replace Roof	100,000.00
IL025-24 Harvey Apartments	Replace Roof	120,000.00	IL025-23 Albert Goedke	Replace Windows	400,000.00
				Emergency Generator	250,000.00
IL025-29 Evanston Scattered Sites	Replace Roofs	40,000.00			
			IL025-30 Wheeling Tower	Renovate Elevator	250,000.00
IL025-30 Wheeling Tower	Bathroom Renovations	140,000.00		Emergency Generator	269,869.00
	Replace Roof	100,000.00		A & E Fees	25,000.00
	Replace Windows	400,000.00			
			PHA Wide	Resident Job Training	115,000.00
IL025-30B Wheeling Scattered Sites	Replace Roof & Gutters	35,000.00		Resident Initiatives Coordinator	60,000.00
				Upgrade Computers	100,000.00
IL025-31 Noyes Court	Emergency Generator	250,000.00		Upgrade Security	116,031.00
				Staff Training	40,000.00
PHA Wide	Resident Job Training	115,000.00		Modernization Staff	480,000.00
	Resident Initiatives Coordinator	60,000.00		Printing & Advertising	20,000.00
	Upgrade Computers	100,000.00		Contingency	121,790.00
	Upgrade Security	116,031.00		Elevator Upgrades	100,000.00
	Staff Training	40,000.00		HVAC Upgrades	100,000.00
	Modernization Staff	480,000.00		Capital Fund Bond Pool	850,000.00
	Printing & Advertising	20,000.00			
	Contingency	137,659.00			





**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Approval	
<b>The Housing Authority of the County of Cook</b>		<b>CFFP Financing Proceeds</b>		<b>2004</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number # <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending----- <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$1,615,716	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$216,400	\$0	\$0	\$0
10	1460 Dwelling Structures	\$8,123,456	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$247,675	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$130,000	\$0	\$0	\$0
18	1499 Mod Used for Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$871,753	\$0	\$0	\$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$11,205,000.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
(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.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	<b>1406 Operations</b>	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1408 Management Improvements</b>	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1410 Administration</b>	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1411 Audits</b>	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1415 Liquidated Damages</b>	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1430 Fees and Cost</b>	1430						
	Survey & Testing			\$75,000.00	\$0.00	\$0.00	\$0.00	
	A & E Fees			\$479,464.00	\$0.00	\$0.00	\$0.00	
	Permit Fees			\$150,000.00				
	Utility Fees			\$100,000.00				
	Project Manager			\$287,679.00				
	Printing & Reproduction			\$75,000.00				
	Owners Legal Fees			\$25,000.00				
	Financing Fees			\$423,572.66				
	<b>Total 1430</b>			<b>\$1,615,715.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PHA Wide	<b>1440 SITE ACQUISITION</b>	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1490 REPLACEMENT RESERVE</b>	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<b>1499 MOD USED FOR DEVELOPMENT</b>	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$1,615,716</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL06P025-008	<b>Development #1 - Edward Brown - Robbins</b>							
	<b>1450 Site Improvements</b>	1450			\$0.00	\$0.00	\$0.00	
	Replace and reconfigure Driveway			\$7,300.00				
	Parking Lot Improvements			\$50,000.00				
	Concrete Walkways			\$9,600.00				
	Landscaping			\$20,000.00				
	<b>Total 1450</b>			<b>\$86,900.00</b>				
	<b>1460 Dwelling Structure</b>	1460						
	Exterior Building Improvements			\$132,650.00	\$0.00	\$0.00	\$0.00	
	Lobby Renovation			\$11,000.00	\$0.00	\$0.00	\$0.00	
	Lobby Furnishings			\$33,531.34				
	Apartment Remodeling			\$1,292,017.00	\$0.00	\$0.00	\$0.00	
	HVAC			\$244,000.00				
	Plumbing			\$1,013,909.00				
	Sprinklers			\$250,000.00				
	Electrical			\$422,746.00	\$0.00	\$0.00	\$0.00	
	General Conditions, Profit and Overhead			\$496,753.00	\$0.00	\$0.00	\$0.00	
	Performance Bond			\$75,000.00				
	Security System			\$150,000.00				
	<b>Total 1460</b>			<b>\$4,121,606.34</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	1465			\$0.00	\$0.00	\$0.00	
Ranges and Refrigerators			\$73,025.00					
<b>Total 1465</b>			<b>\$73,025.00</b>					
<b>1470 Non-Dwelling Structures</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00		
<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00		
<b>1485 DEMOLITION COSTS</b>	1485		\$0.00	\$0.00	\$0.00	\$0.00		
<b>1495 RELOCATION COST</b>	1495			\$0.00	\$0.00	\$0.00		
Tenant Relocation			\$45,000.00					
<b>Total 1495</b>			<b>\$45,000.00</b>					
<b>1502 Contingency</b>	1502							
Construction Contingency			\$432,653.00					
<b>Total 1502</b>			<b>\$432,653.00</b>					
<b>Total Cost for Development #1</b>			<b>\$4,759,184.34</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL06P025-009	<b>Development #2 - Golden Towers I - C.H.</b>							
	<b>1450 Site Improvements</b>	1450			\$0.00	\$0.00	\$0.00	
	Relocation of Utilities			\$50,000.00				
	Parking Lot Improvements			\$10,000.00				
	Concrete Walkways			\$9,500.00				
	Landscaping			\$50,000.00				
	<b>Total 1450</b>			<b>\$119,500.00</b>				
	<b>1460 Dwelling Structure</b>	1460						
	Building Addition			\$850,000.00	\$0.00	\$0.00	\$0.00	
	Replace Generator			\$32,200.00	\$0.00	\$0.00	\$0.00	
	Lobby Furnishing			\$30,000.00				
	Apartment Remodeling			\$721,789.00				
	HVAC			\$55,000.00				
	Plumbing			\$476,500.00				
	Sprinklers			\$147,858.00				
	Electrical			\$85,850.00				
	New Fire Protection System			\$227,000.00				
	General Conditions, Profit and Overhead			\$333,611.00				
	Performance Bond			\$58,500.00				
	Security System			\$125,000.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1460</b>			<b>\$3,143,308.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	1465			\$0.00	\$0.00	\$0.00	
	Ranges and Refrigerators			\$109,500.00				
	<b>Total 1465</b>			<b>\$109,500.00</b>				
	<b>1470 Non-Dwelling Structures</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1485 DEMOLITION COSTS</b>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1495 RELOCATION COST</b>	1495			\$0.00	\$0.00	\$0.00	
	Tenant Relocation			\$50,600.00				
	<b>Total 1495</b>			<b>\$50,600.00</b>				
	<b>1502 Contingency</b>	1502						
	Construction Contingency			\$342,290.00				
	<b>Total 1502</b>			<b>\$342,290.00</b>				
	<b>Total Cost for Development #2</b>			<b>\$3,765,198.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement /  
Performance and Evaluation Report**

**Part II: Supporting Pages**

Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL06P025-022	<b>Development #3 - Golden Towers II - C.H.</b>							
	<b>1450 Site Improvements</b>	1450			\$0.00	\$0.00	\$0.00	
	Parking Lot Improvements			\$10,000.00				
	<b>Total 1450</b>			\$10,000.00				
	<b>1460 Dwelling Structure</b>	1460						
	Lobby Furnishing			\$30,000.00	\$0.00	\$0.00	\$0.00	
	Apartment Remodeling			\$168,533.00	\$0.00	\$0.00	\$0.00	
	HVAC			\$151,500.00	\$0.00	\$0.00	\$0.00	
	Plumbing			\$97,000.00	\$0.00	\$0.00	\$0.00	
	Sprinklers			\$133,413.00	\$0.00	\$0.00	\$0.00	
	Electrical			\$42,500.00	\$0.00	\$0.00	\$0.00	
	General Conditions, Profit and Overhead			\$94,096.00	\$0.00	\$0.00	\$0.00	
	Performance Bond			\$16,500.00	\$0.00	\$0.00	\$0.00	
	Security System			\$125,000.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1460</b>			\$858,542.00				
	<b>1465 Dwelling Equipment</b>	1465			\$0.00	\$0.00	\$0.00	
	Ranges and Refrigerators			\$65,150.00				
	<b>Total 1465</b>			\$65,150.00				
	<b>1470 Non-Dwelling Structures</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1485 DEMOLITION COSTS</b>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1495 RELOCATION COST</b>	1495			\$0.00	\$0.00	\$0.00	
	Tenant Relocation			\$34,400.00				
	<b>Total 1495</b>			\$34,400.00				
	<b>1502 Contingency</b>	1502						
	Construction Contingency			\$96,810.00				
	<b>Total 1502</b>			\$96,810.00				
	<b>Total Cost for Development #3</b>			\$1,064,902.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Capital Fund Program: Proposed Loan Funds

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	03/01/05			10/3/31/07			
Development #1	05/01/05			10/31/07			
Development #2	05/01/05			10/31/07			
Development #3	05/01/05			10/31/07			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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