

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

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: Housing Authority of the City of Bloomington

PHA Number: IL051

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

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)
The mission of the Housing Authority of the City of Bloomington is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

- Other: (list below)
Establish a public housing self-sufficiency program.

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)

Complete a 504 Needs Assessment to identify needs of residents and applicants with disabilities.

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 (r)]

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

EXECUTIVE SUMMARY

The Housing Authority of the City of Bloomington has prepared this Agency Plan in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing Department of Housing and Urban Development requirements.

This Agency Plan identifies the Agency's mission, goals and objectives that will provide the guidance in the management and operation of the public housing and Section 8 voucher programs.

We have adopted the following Mission Statement to guide the activities of the Bloomington Housing Authority.

The mission of the Bloomington Housing Authority is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County.

The Housing Authority holds in its portfolio two high-rise apartment buildings designed for elderly and disabled residents, four family developments, one garden style low-rise site designed for seniors, four buildings designed for developmentally disabled individuals, and one scattered site development. In all, the Housing Authority has 640 apartments in 66 buildings. In addition to these buildings, the Housing Authority also operates a Section 8 rental assistance program. The following timeline chronicles the development of the Housing Authority's sites and rental assistance

program:

1954: PROJECT ILLINOIS 51-1 OPENED

Sunnyside Court	100 units (one – four bedrooms)
Holton Homes	64 units (one – three bedrooms)
Evergreen Place	36 units (one – four bedrooms)

1963: PROJECT ILLINOIS 51-2 OPENED

John Kane Homes	30 units (one and two bedrooms)
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1971: PROJECTS ILLINOIS 51-3 AND 51-4 OPENED

Wood Hill South Towers	143 units (efficiency and one bedrooms)
Wood Hill Family Units	50 units (one – four bedrooms)
Wood Hill North Towers	162 units (efficiency and one bedroom)

1977: BLOOMINGTON HOUSING AUTHORITY'S SECTION 8 RENTAL ASSISTANCE PROGRAM BEGAN

1982: PROJECT ILLINOIS 51-5 OPENED

Irvin Apartments	26 units (one and two bedrooms)
Nierstheimer Apartments	16 units (one bedroom)
McGraw Apartments	8 units (one bedroom)

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

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Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Capital Improvement Needs
 6. Community Service Programs
 7. Pets (Inactive for January 1 PHAs)
 8. Civil Rights Certifications (included with PHA Plan Certifications)
 9. Audit
 10. Deconcentration Policy

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 IL051c01
- FY 2005 Capital Fund Program Annual Statement IL051a01
- 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 IL051b01
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Progress Statement IL051d01
 - Resident Advisory Board IL051e01
 - Resident Member on Board IL051f01

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	other approved proposal for development of public housing	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2274	5	5	5	4	4	4
Income >30% but <=50% of AMI	1890	5	4	4	4	3	4
Income >50% but <80% of AMI	2209	2	2	1	1	2	2
Elderly	1186	1	1	4	3	2	2
Families with Disabilities							
Race/Ethnicity White	7607						
Race/Ethnicity Black	1198						
Race/Ethnicity Hispanic	324						
Race/Ethnicity							

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: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	94		
Extremely low income <=30% AMI	86	91%	
Very low income (>30% but <=50% AMI)	8	9%	
Low income (>50% but <80% AMI)	1	1%	
Families with children			
Elderly families	1	1%	
Families with Disabilities	9	9%	
Race/ethnicity White	28	29%	
Race/ethnicity Black	60	63%	
Race/ethnicity Hispanic	4	4%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	35	37%	
2 BR	23	24%	
3 BR	27	28%	
4 BR	9	9%	
5 BR	0		
5+ BR	0		

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input 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	437		
Extremely low income <=30% AMI	437	100%	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families	16	3%	
Families with Disabilities	35	8%	
Race/ethnicity White	136	31%	
Race/ethnicity Black	301	68%	
Race/ethnicity Asian/Pacific Islander	3	0%	
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 12			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

Collaborate with a not for profit organization to pursue housing resources not available to a housing authority.

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)

Affirmatively market to agencies that assist the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$1,707,079	Public Housing Operations
b) Public Housing Capital Fund	\$984,719	Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,556,536	Section 8 Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$164,474	Training and Education

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Congregate Housing Services Program	\$191,436	Developmentally Disabled Services
SRO Program	\$26,304	Homeless Program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,015,364	Public Housing Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$6,645,912	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

At time of application.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Credit history and home visit.

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

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

(3) Assignment

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

(4) Admissions Preferences

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

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

This is done on a ratio of one transfer per four admissions.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Medical expenses over 3% of income; under risk of children being taken from home.

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

Medical expenses over 3% of income; under risk of children being taken from home.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Handbook, Grievance Procedures, packet of materials from orientation, videotape

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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)

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:

Evergreen

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:

B. Section 8

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

(1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

Inspections; previous addresses, names of current and prior landlord, tenant history

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:
For disabled or elderly clients.

(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.

1 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
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

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

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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:

Loss of head of household, loss of job, loss of income source, death

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)

Social Security, taxes/payments are deducted, uniform and union dues

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0

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

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

5. 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:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	533	28%
Section 8 Vouchers	Bloomington 430 McLean Co. 220	24%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	SRO – SPC 15	0
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

Admissions and Occupancy Policy

(2) Section 8 Management: (list below)

Administrative Plan

6. 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)

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) IL051a01

-or-

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

(2) Optional 5-Year Action Plan

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

- a. 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 IL051b01

-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:

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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
--

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

- a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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.

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? 04/12/02

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)
Business Essentials	12 per yr.	specific criteria	HCC	PHA/Section 8
CNA	16 per yr.	specific criteria	HCC	PHA
YouthBuild	2 per yr.	specific criteria	YouthBuild	PHA/Section 8

CCRRN Daycare	16 per yr.	specific criteria	CCRRN	PHA
Adult Literacy	15 per yr.	no criteria	PHA	PHA/Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	50 families	10/11/04 50 families
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Sunnyside, Holton Homes, Wood Hill

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)

Monthly police meetings.

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

Wood Hill

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)

Sunnyside, Holton Homes, Wood Hill

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes 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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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)

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)

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: City of Bloomington, Illinois
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

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

PHA Name: Housing Authority of the City Of Bloomington	Grant Type and Number Capital Fund Program Grant No: IL06P051-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	\$56,194			
4	1410 Administration	\$95,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$89,535			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$709,290			
11	1465.1 Dwelling Equipment—Nonexpendable	\$12,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	\$21,700			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	\$1,000			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$984,719			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	\$60,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000			

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

PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051-05 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	
IL 51-1 Sunnyside Courts	Plumbing, kitchen, baths, electrical, interior-exterior rehab, landscaping and asbestos removal	1460		\$2,000				
IL51-2 John Kane Homes	Plumbing, kitchen, baths, electrical, interior rehab, landscaping, and asbestos removal	1460		\$135,000				
IL51-3E Wood Hill Towers, S.	Electrical, plumbing, painting, interior rehab, and furniture	1460		\$4,994				
IL51-3F Wood Hill Family	Doors, windows, asbestos removal, interior, exterior rehab.	1460		\$140,000				
IL51-4E Wood Hill Towers, N	Electrical, plumbing, painting, and interior, exterior rehab.	1460		\$421,903				
IL51-5 Irvin, Nierstheimer, McGraw	Kitchen cabinets, fire alarms, levered lock-sets, carpets, garage doors, and A/C	1460		\$5,393				
PHA Wide	A/E Fees	1430		\$89,535				
PHA Wide	Relocation Costs	1495.1		\$1,000				
PHA Wide	Contingency	1502		0				
PHA Wide	Preventive Maintenance Program and Training	1408		\$3,000				
PHA Wide	Professional Staff Development	1408		\$4,000				

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

PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051-05 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	Refrigerators and Stoves	1465.1		\$12,000				
PHA Wide	Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade.	1408		\$45,394				
PHA Wide	Modernization Staff Professional Training	1408		\$3,000				
PHA Wide	Replace Vehicle for Mod Dept.	1475		\$21,700				
PHA Wide	Cell Phone and Pager for Mod. Department	1408		\$800				
PHA Wide	Salary and Benefits of Full-time Modernization Coordinator & Secretary	1410		\$95,000				
PHA Wide	Site Acquisition	1440		0				
PHA Wide	Demolition	1485		0				

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

PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program No: IL06P051-05 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		
IL 51-1 Holton Homes, Sunnyside Courts, Evergreen	9-6-2006			9-5-2008				
IL51-2 John Kane Homes	9-6-2006			9-5-2008				
IL51-3E Wood Hill Towers, S.	9-6-2006			9-5-2008				
IL51-3F Wood Hill Family	9-6-2006			9-5-2008				
IL51-4E Wood Hill Towers, N.	9-6-2006			9-5-2008				
IL 51-5 Irvin, Nierstheimer, McGraw	9-6-2006			9-5-2008				

13. Capital Fund Program Five-Year Action Plan

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<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: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
IL51-1 Sunnyside Courts, Holton Homes, Evergreen Place	Annual Statement	\$5,000	\$5,000	\$5,000	\$5,000
IL51-2 John Kane		\$135,000	\$135,000	\$135,000	\$135,000
IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family		\$4,994 \$140,000	\$4,994 \$140,000	\$4,994 \$140,000	\$4,994 \$140,000
IL51-4E Wood Hill towers, N.		\$421,903	\$421,903	\$421,903	\$421,903
IL51-5 Irvin, Nierstheimer, McGraw		\$6,393	\$6,393	\$6,393	\$6,393
All PHA Wide		\$271,429	\$271,429	\$271,429	\$271,429
CFP Funds Listed for 5-year planning		\$984,719	\$984,719	\$984,719	\$984,719

13. Capital Fund Program Five-Year Action Plan

Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2006___ FFY Grant: PHA FY:			Activities for Year: 2007___ FFY Grant: PHA FY:		
See Annual Statement						
	IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place	Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab.	\$5,000	IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place	. Update plumbing, electrical; kitchen cabinets, flooring, drywall, painting, landscaping, siding, and interior/exterior rehab.	\$5,000
	IL 51-2 John Kane	Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year.	\$135,000	IL 51-2 John Kane	Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year.	\$135,000

13. Capital Fund Program Five-Year Action Plan

	IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family	3E- Replace electrical, plumbing, painting, carpeting, furniture, interior rehab. 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab.	\$4,994 \$140,000	IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family	3E- Replace electrical, plumbing, painting, carpeting, furniture, interior rehab. 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab.	\$421,903 \$4,994
	IL51-4E Wood Hill towers, N.	Replace electrical, plumbing, painting, carpeting, and interior rehab.	\$421,903	IL51-4E Wood Hill towers, N.	Replace electrical, plumbing, painting, carpeting, and interior rehab.	\$140,000
	IL51-5 Irvin, Nierstheimer, McGraw	Install kitchen cabinets, levered lock-sets, fire alarms, and A/C	\$6,393	IL51-5 Irvin, Nierstheimer, McGraw	Install kitchen cabinets, levered lock-sets, fire alarms, and A/C	\$6,393

13. Capital Fund Program Five-Year Action Plan

	All PHA Wide	Administration Management improvements	\$98,000 \$59,894	All PHA Wide	Administration Management improvements	\$98,000 \$59,894
		A/E Fees and costs	\$79,535		A/E Fees and costs	\$99,535
		New Vehicle	\$20,000		Dwelling equipment	\$13,000 \$1,000
		Dwelling equipment	\$13,000 \$1,000		Relocation	0
		Relocation	0		Contingency	0
		Contingency	0		Demolition	0
		Demolition	0		Site Acquisition	0
		Site Acquisition	0			
Total CFP Estimated Cost						
	\$984,719			\$984,719		

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2008____ FFY Grant: PHA FY:			Activities for Year: 2009____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost

13. Capital Fund Program Five-Year Action Plan

IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place	Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab.	\$5,000	IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place	Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab.	\$135,000
IL 51-2 John Kane	Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year.	\$135,000	IL 51-2 John Kane	Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year.	\$5,000
IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family	3E- Replace electrical, plumbing, painting, carpeting, furniture, interior rehab. 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab.	\$4,994 \$140,000	IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family	3E- Replace electrical, plumbing, painting, carpeting, interior rehab, roofs, furniture, and office renovation. 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab.	\$4,994 \$140,000
IL51-4E Wood Hill towers, N.	Replace electrical, plumbing, painting, carpeting, and interior rehab.	\$421,903	IL51-4E Wood Hill towers, N.	Replace electrical, plumbing, painting, carpeting, roofs, and interior rehab.	\$421,903

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

PHA Name: Housing Authority of the City Of Bloomington	Grant Type and Number Capital Fund Program Grant No: IL06P051501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0		
2	1406 Operations	0	0		
3	1408 Management Improvements	\$22,500	\$22,462	\$22,462	\$19,729.15
4	1410 Administration	\$63,000	\$63,000	\$63,000	\$54,461.68
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	\$78,000	\$78,000	\$78,000	\$78,000
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	\$855,922	\$855,922	\$855,922	\$698,230.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$13,000	\$13,000	\$13,000	\$13,000
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	\$1,000	\$1,038	\$1,038	\$1,038
18	1499 Development Activities	0	0		
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,033,422	\$1,033,422	\$1,033,422	
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 compliance	\$60,000	\$60,000	\$60,000	\$60,000
24	Amount of line 21 Related to Security – Soft Costs	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000	\$100,000	\$100,000	\$100,000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: : IL06P051501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
IL 51-1 Sunnyside Courts	Plumbing, kitchen, baths, electrical, interior-exterior rehab and asbestos removal	1460		\$200,000	\$113,272.52	\$113,272.52	\$113,272.52	Complete Move \$86,727.48 to IL51-3F
IL51-2 John Kane Homes	Plumbing, kitchen, baths, electrical, exterior rehab, landscaping, and asbestos removal	1460		\$49,535	\$60,859.00	\$60,859.00	\$37,305.00	In Progress Add \$11,324.00 from IL51-5
IL51-3E Wood Hill Towers, S.	Electrical, Plumbing, painting and interior rehab.	1460		\$9,994	\$1,125.00	\$1,125.00	\$1,125.00	Complete Move \$8,869.00 to 51-3F
IL51-3F Wood Hill Family	Doors, windows, asbestos removal, interior, exterior rehab.	1460		\$120,000.00	\$215,596.48	\$215,596.48	\$81,459.00	In Progress Add \$8,869.00 from IL51-3E Add \$86,727.48 from IL51-1
IL51-4E Wood Hill Towers, N.	Electrical, plumbing, painting, interior, and exterior rehab.	1460		\$460,000.00	\$460,000.00	\$460,000.00	\$460,000.00	Complete
IL51-5 Irvin, Nierstheimer, McGraw	Kitchen cabinets, fire alarms, levered lock-sets, carpets, garage doors, and A/C.	1460		\$16,393	\$5,069.00	\$5,069.00	\$5,069.00	Complete Move \$11,324.00 to IL 51-2
PHA Wide	A/E Fees	1430		\$78,000.00	\$78,000.00	\$78,000.00	\$78,000.00	Complete

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

PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: : IL06P051501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	Relocation Costs	1495.1		\$1,000.00	\$1,038.00	\$1,038.00	\$1,038.00	Complete Add \$38.00 from 1408 Modernization Staff Training
PHA Wide	Contingency	1502		0	0	0	0	
PHA Wide	Preventive Maintenance Program and Training	1408		\$3,000	\$3,069.77	\$3,069.77	\$3,069.77	Complete Add \$69.77 from Modernization Staff Training
PHA Wide	Professional Staff Development	1408		\$6,000	\$6,000	\$6,000	\$6,000	Complete
PHA Wide	Refrigerators and Stoves	1465.1		\$13,000	\$13,000	\$13,000	\$13,000	Complete
PHA Wide	Computer Systems, Upgrades and Training; Copy Machine and Supplies	1408		\$5,000	\$5,000	\$5,000	\$5,000	Complete
PHA Wide	Modernization Staff Professional Training	1408		\$6,000	\$5,892.23	\$5,962.00	\$3,159.38	(on going) Move \$38.00 to Relocation 1495.1 Move \$69.77 to 1408 Preventative Maintenance

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

PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: : IL06P051501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	Gasoline and Insurance for Mod. Dept. Vehicle	1408		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Complete
PHA Wide	Cell Phone and Pager for Mod. Department	1408		\$500.00	\$500.00	\$500.00	\$500.00	Complete
PHA Wide	Salary and Benefits of Full-time Modernization Coordinator & Secretary	1410		\$63,000.00	\$63,000.00	\$63,000.00	\$54,461.68	In Progress

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

PHA Name: Housing Authority of the City of Bloomington	Grant Type and Number Capital Fund Program No: : IL06P051501-02 Replacement Housing Factor No:	Federal FY of Grant: 2002
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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 51-1 Holton Homes, Sunnyside Courts, Evergreen	5-31-2004			5-31-2005			
IL51-2 John Kane Homes	5-31-2004			5-31-2005			
IL51-3E Wood Hill Towers, S.	5-31-2004			5-31-2005			
IL51-3F Wood Hill Family	5-31-2004			5-31-2005			
IL51-4E Wood Hill Towers, N.	5-31-2004			5-31-2005			
IL 51-5 Irvin, Nierstheimer, McGraw	5-31-2004			5-31-2005			

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

PHA Name: Housing Authority of the City Of Bloomington	Grant Type and Number Capital Fund Program Grant No: IL06P051501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	\$41,500		\$2,015.57	\$2,015.57
4	1410 Administration	\$80,000		\$80,000	
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$83,535		\$83,535	\$25,872.00
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$583,290		\$421,903	\$162,264.38
11	1465.1 Dwelling Equipment—Nonexpendable	\$13,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	\$1,000		\$671.80	\$671.80
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$802,325		\$588,125.37	\$190,823.75
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	\$60,000		\$60,000	\$20,000.00
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000		\$100,000	\$30,000.00

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

PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: : IL06P051501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
IL 51-1 Sunnyside Courts	Plumbing, kitchen, baths, electrical, interior-exterior rehab and asbestos removal	1460		\$5,000				Not started yet
IL51-2 John Kane Homes	Plumbing, kitchen, baths, electrical, exterior rehab, landscaping, and asbestos removal	1460		\$45,000				In the planning stage.
IL51-3E Wood Hill Towers, S.	Electrical, Plumbing, painting and interior rehab.	1460		\$4,994				Not started yet.
IL51-3F Wood Hill Family	Doors, windows, asbestos removal, interior, exterior rehab.	1460		\$100,000.00				Has been bid but contract not let at this time.
IL51-4E Wood Hill Towers, N.	Electrical, plumbing, painting, interior, and exterior rehab.	1460		\$421,903		\$421,903	\$162,264.38	In Progress
IL51-5 Irvin, Nierstheimer, McGraw	Kitchen cabinets, fire alarms, levered lock-sets, carpets, garage doors, and A/C.	1460		\$6,393				Not started yet.
PHA Wide	A/E Fees and Air Testing	1430		\$83,535		\$83,535	\$25,872.00	In Progress.
PHA Wide	Relocation Costs	1495.1		\$1,000.00		\$671.80	\$671.80	In Progress.
PHA Wide	Contingency	1502						

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

PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: : IL06P051501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	Preventive Maintenance Program and Training	1408		\$3,000				In Progress.
PHA Wide	Professional Staff Development	1408		\$3,000		\$890.63	\$890.63	In Progress.
PHA Wide	Refrigerators and Stoves	1465.1		\$13,000				Not ordered yet.
PHA Wide	Computer Systems, Upgrades and Training; Copy Machine and Supplies	1408		\$30,000				In the planning stage.
PHA Wide	Modernization Staff Professional Training	1408		\$3,000				In the planning stage.
PHA Wide	Gasoline and Insurance for Mod. Dept. Vehicle	1408		\$1,700.00		\$1,124.94	\$1,124.94	In Progress.
PHA Wide	Cell Phone and Pager for Mod. Department	1408		\$800.00				In Progress.
PHA Wide	Salary and Benefits of Full-time Modernization Coordinator & Secretary	1410		\$80,000.00		\$80,000.00		In Progress.

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

PHA Name: Housing Authority of the City of Bloomington	Grant Type and Number Capital Fund Program No: : IL06P051501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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 51-1 Holton Homes, Sunnyside Courts, Evergreen	9-17-2005			9-17-2006			
IL51-2 John Kane Homes	9-17-2005			9-17-2006			
IL51-3E Wood Hill Towers, S.	9-17-2005			9-17-2006			
IL51-3F Wood Hill Family	9-17-2005			9-17-2006			
IL51-4E Wood Hill Towers, N.	9-17-2005			9-17-2006			
IL 51-5 Irvin, Nierstheimer, McGraw	9-17-2005			9-17-2006			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City Of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 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: 6-30-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	\$39,458		0	0
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$10,000		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$120,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$169,458			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	\$50,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	\$10,000			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
IL 51-1 Sunnyside Courts								

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
IL51-2 John Kane Homes	Plumbing, kitchen, baths, electrical, interior rehab, landscaping, and asbestos removal	1460		\$45,000				In the planning stage
IL51-3E Wood Hill Towers, S.		1460						
IL51-3F Wood Hill Family	Doors, windows, asbestos removal, interior, exterior rehab.	1460		0				
IL51-4E Wood Hill Towers, N	Door entry and security system Plumbing, kitchen, baths, electrical, interior rehab, landscaping, and asbestos removal	1460		\$75,000				In the planning stage
IL51-5 Irvin, Nierstheimer, McGraw								
PHA Wide	A/E Fees	1430		\$10,000				In the planning stage
PHA Wide	Relocation Costs	1495.1		0				
PHA Wide	Contingency	1502		0				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program Grant No: IL06P051502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	Preventive Maintenance Program and Training	1408		0				
PHA Wide	Professional Staff Development	1408		0				
PHA Wide	Refrigerators and Stoves	1465.1		0				
PHA Wide	Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade.	1408		\$39,458				In the planning stage
PHA Wide	Modernization Staff Professional Training	1408		0				
PHA Wide	Gasoline and Insurance for Mod. Dept. Vehicle	1408		0				
PHA Wide	Cell Phone and Pager for Mod. Department	1408		0				
PHA Wide	Salary and Benefits of Full-time Modernization Coordinator & Secretary	1410		0				
PHA Wide	Site Acquisition	1440		0				
PHA Wide	Demolition	1485		0				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Bloomington		Grant Type and Number Capital Fund Program No: IL06P051502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
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 51-1 Holton Homes, Sunnyside Courts, Evergreen	4-30-2006			4-30-2007			
IL51-2 John Kane Homes	4-30-2006			4-30-2007			
IL51-3E Wood Hill Towers, S.	4-30-2006			4-30-2007			
IL51-3F Wood Hill Family	4-30-2006			4-30-2007			
IL51-4E Wood Hill Towers, N.	4-30-2006			4-30-2007			
IL 51-5 Irvin, Nierstheimer, McGraw	4-30-2006			4-30-2007			

Resident Membership on Board

Ada B. Dunson, resident of the John P. Kane Homes, was appointed to the Board of Commissioners by the Mayor of Bloomington on May 8, 2000 and continued to serve until her termination from the public housing program on October 7, 2004.

A new resident commissioner was appointed by the Mayor of Bloomington on November 22, 2004. to fulfill the unexpired term.

DECONCENTRATION POLICY

PUBLIC HOUSING:

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

INCOME MIX TARGETING: To meet the requirements of the Act, and subsequent HUD regulations, at least 40 percent of families admitted to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median. If 40% or more of the housing authority units are occupied by families whose incomes do not exceed 30% of the area median income, this requirement shall be considered as being met.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The housing authority may not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain developments. The Housing Authority will review the income and occupancy characteristics of the housing site to ensure that a low-income concentration does not occur.

DECONCENTRATION: The Housing Authority shall make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority may offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes. At this time the family developments have homogeneous average incomes. They vary only from \$6,500 per year to \$9,500 per year. As all average income for families is lower than 30% of the median income of our area our goal is to attract higher income residents at Evergreen.

We will offer incentives to any families who have incomes above 30% of the median income. These incentives will include a single person could rent a 2-bedroom apartment, each family member could have their own bedroom, and we could reduce the monthly rent by utilizing additional deductions when determining rent. Those additional deductions would include travel costs to work, uniforms, union dues, and income tax deductions. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the agency may not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project and housing site, as an effort to avoid a concentration of higher or lower income families in any one development. The HUD FY 2003 Income Limits and Fair Market Rent Data show the Median Income for

Bloomington is \$55450 for a family of four. Thirty (30) percent of the median income is \$20800.

Thirty (30) percent of the Median Income per number in a household is as follows:

Number of Persons	1	2	3	4	5	6	7	8
Amount	14550	16650	18700	20800	22450	24100	25800	27450

The Housing Authority of the City of Bloomington has 633 units of Low Rent housing available. Per the QHWRA of 1998, forty (40) percent of the newly leased units must be housed with families with incomes 30% or less of the median income.

Efforts through marketing and outreach shall be made to increase the number of families with incomes greater than thirty (30) percent of median income at Evergreen. We will do this in order to avoid concentrations of very low-income families in the projects as per the requirements of the QHWRA of 1998.

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON

RESIDENT ADVISORY BOARD

1. Debra Gibson
314 E. Wood Street
Bloomington, IL 61701
2. Floyd Hutchison
104 E. Wood Street, Apt. 105
Bloomington, IL 61701
3. Betty Middleton
1414 W. Locust
Bloomington, IL 61701
4. Jacqueline Spratley
1413 N. Western Avenue
Bloomington, IL 61701

Progress Statements

The Housing Authority of the City of Bloomington continues to strive and work toward meeting the mission and goals of the agency's 5-Year Plan. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives.

The mission statement for the Bloomington Housing Authority was revised to more accurately reflect the operation of the agency. The mission of the Housing Authority is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County. We were able to accomplish many of the goals from the previous 5-Year Plan established in 1999 that has helped establish benchmarks for future progress.

Areas of accomplishments for FY 2003 include, but are not limited to, the establishment of a public housing self-sufficiency program, the expansion of assisted housing and the improvement of site conditions. The Housing Authority was funded for a Public Housing Self-Sufficiency Coordinator in 2003. This position provided case management services to families of the public housing program that is working toward independence of governmental assistance. In addition, the Housing Authority was awarded a Resident Opportunities and Self Sufficiency grant under the Resident Service Delivery Model in 2002. Funds for this program were not available until March 2003, therefore programs did not start until last year. The Housing Authority Public Housing Self-Sufficiency Coordinator worked closely with the self-sufficiency programs funded under the ROSS grant to connect families with the appropriate services and resources. Those programs funded through the RSDM-Family ROSS Grant are Youthbuild McLean County's vocational and construction skill program, Certified Nurses Assistant program taught by Heartland Community College and an employment training and counseling program to become a licensed in-home day care provider offered by the Child Care Resource and Referral Network.

The Housing Authority, in collaboration with the McLean County Housing Authority, expanded the number of Housing Choice Vouchers available to residents of McLean County. The staff leased an additional 198 vouchers during 2003-2004. This was a tremendous accomplishment for the staff to achieve while at the same time maintain the day to day activities of the Section 8 program. We are also pleased to receive a Section Eight Management Assessment Program score of 96% for fiscal year 2003, which is a designation as High Performer by HUD.

Our capital improvement projects continue to improve site conditions that will improve the image of the agency and attract a broader income range of applicants. Units at the elderly high rise complex have been comprehensive upgraded with new interior designs that have made units handicapped accessible with some efficiency units converted to larger units to make them more marketable. Some other upgrades in another senior

complex involve adding HVAC units, carpeting for the first time in the dwelling units and others handicapped accessible.

The plans, statements, budget summary and policies all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach to otherwise provide high-quality housing to eligible participants in a cost-effective manner that also promotes self-sufficiency.

OPERATION AND MANAGEMENT POLICIES

The primary business of the Housing Authority of the City of Bloomington (HACB) is the ownership and management of residential communities and provider of rental assistance to a variety of special users that have in common an inability to compete successfully for shelter in the open market. To ensure the successful performance of that business, the HACB has the following policies that govern our operations:

- Admissions and Continued Occupancy Policy
- Section 8 Administrative Plan
- Contagious Disease Policy
- Capitalization Policy
- Facilities Use Policy
- Family Self Sufficiency Policy
- Criminal Trespass Policy
- Disposition Policy
- Drug Free Policy
- Ethics Policy
- Harassment Policy
- Investment Policy
- Maintenance Policy
- Pest Control Policy
- Pet Policy
- Personnel Policy
- Procurement Policy
- Travel Policy

Copies of these policies can be found at our Administrative Office, located at 104 E. Wood Street

The HACB operates the following programs:

PROGRAM	BRIEF DESCRIPTION
Public Housing	640 units of public housing.
Section 8	430 vouchers.
Elderly Services	Activities of daily living needs of elderly and disabled adults.
Youthbuild	Vocational and construction training for public housing residents.
Certified Nursing Assistants	Certified Nursing Assistants training for public housing residents.
Child Care	In-home day care provider licensing for public housing residents.

Peace Meal	With local Area Agency on Aging, provide meals to residents in senior housing.
Adult Literacy	With local Adult Literacy Office, provide education classes and pre-GED classes.
Capital Fund	Putting new plumbing, kitchen, baths, electrical, interior rehab and landscaping in senior and family housing.

The HACB has 640 public housing units in the following locations.

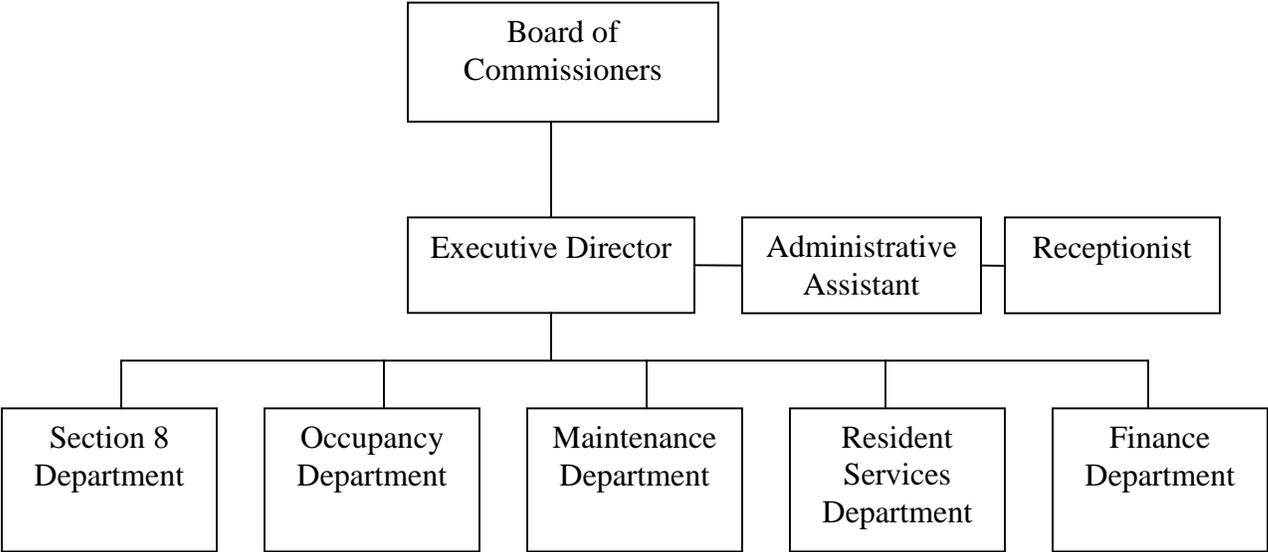
DEVELOPMENT NAME	NUMBER OF UNITS
Sunnyside Court	100
Holton Homes	64
Evergreen Place	36
John P. Kane Homes	30
Wood Hill South Towers	193
Wood Hill Family	50
Wood Hill North Towers	160
Irvin Apartments	26
Nierstheimer Apartments	16
McGraw Apartments	8

The HACB operates a tenant-based program under the Housing Choice Voucher program. We are able to assist 430 families. On average 60 vouchers are surrendered each year and new families are assisted under this program.

The Housing Authority Board of Commissioners consists of a 5 member board appointed by the Mayor of Bloomington. We have a resident commissioner on our Board of Commissioners. This person was also appointed by the Mayor of Bloomington.

Finally, attached is an organizational chart of the HACB.

Housing Authority of the City of Bloomington
Organization Chart



PEST CONTROL POLICY

The Bloomington Housing Authority recognizes the importance of pest and vermin control in providing a living environment of adequate health and safety for its residents. To achieve this control the authority has adopted a pest control policy that will be implemented by the Director of Maintenance.

PEST CONTROL AND EXTERMINATION

The Bloomington Housing Authority will make all efforts to provide a healthy and pest free environment for its residents. The Authority will determine which, if any, pests infest its properties and will then provide the best possible treatment for the eradication of those pests.

The Director of Maintenance will determine the most cost-effective way of delivering the treatments, whether by contractor or licensed Authority personnel.

The extermination plan will begin with an analysis of the current condition at each property. The Director of Maintenance shall make sure that an adequate schedule for treatment is developed to address any existing infestation. Special attention shall be paid to cockroaches. The schedule will include frequency and locations of treatment. Different schedules may be required for each property.

Resident cooperation with the extermination plan is essential. All apartments in a building must be treated for the plan to be effective. Residents will be given information about the extermination program at the time of move-in. All residents will be informed at least one week and again twenty-four hours before treatment. The notification will be in writing and will include instructions that describe how to prepare the unit for treatment. If necessary, the instructions shall be bi-lingual to properly notify the resident population.

I. PET POLICY FOR UNITS DESIGNED FOR ELDERLY AND/OR DISABLED

- A. **GENERAL STATEMENT:** Under Section 227 of the Housing and Urban-Rural Recovery Act of 1983, effective November 30, 1983, Federal guidelines have been established which permit pet ownership in Federally Assisted Rental Housing built exclusively for occupancy by the elderly and handicapped. This policy pertains to Wood Hill Towers, John Kane Homes, McGraw and Nierstheimer units which have been designated for the elderly or handicapped. No family living in these units can, as a condition of occupancy, be prohibited from keeping common household pets in their units. In addition, no family can be denied admission to those units because they own such pets.

Animals that assist the handicapped are excluded from this policy.

This regulation also does not apply to service animals that assist persons with disabilities or service animals that visit public housing sites. We do reserve the right to limit service animals to one per apartment. Those animals must also be determined to be healthy and to have had all required shots by a licensed veterinarian. The tenant must also designate a responsible person to care for the animal in case of their absence or incapacity.

ONLY residents who are in good standing with the Authority may keep a pet at their apartment. To be in good standing all rent must be paid, the apartment must be kept clean and all other rules of the Authority must be followed. The Authority may amend these rules from time to time, as necessary, and such amendments shall be binding on the residents upon notice thereof. In all cases all animal owners must comply with the Illinois Humane Care for Animals Act.

- B. **COMMON HOUSEHOLD PETS** include domesticated animals, such as dogs, cats, birds or fish, that are traditionally kept in the home for pleasure rather than for commercial purposes. Reptiles, birds of prey and rodents are not to be considered common household pets. Those pets not allowed include, but are not limited to hamsters, gerbils, guinea pigs and snakes. Vicious, dangerous or intimidating pets will not be allowed. This could be a specific type of pet, breed of pet, or a specific pet.

C. PET RULES

1. **Registration.** All dogs and cats must be registered with the Authority before they are brought onto the premises. The registration shall include:
 - a) A complete description of the pet, including breed, age, color, height and weight;
 - b) A certification of a licensed veterinarian stating that the pet:
 - (1) Has received all required inoculations and boosters, including current rabies, distemper and parvovirus.
 - (2) has been neutered or spayed if over the age of ten months old; and
 - (3) Is in good health and free from communicable diseases and external parasites (fleas, ticks, etc.), and generally shows good behavior.
 - (4) Pet's weight/height requirements are as follows: not to exceed 20 pounds nor exceed 20 inches high at adult size, whichever is larger.
 - (5) The front paws of cats are declawed.
 - c) A signed statement from a responsible person who will care for the pet if the pet owner is, for any reason, no longer able to care for the pet or if the tenant is to be away overnight or longer. That person must be available to take the pet away from the premises within twelve hours after any emergency causing the owner not to be able to care for the animal. The name, address and phone number of the person shall be included. *If the tenant does not allow the person entrance to the apartment, or if there are other extenuating circumstances, the pet may need to be removed. At the Executive Director's discretion (or his/her designee'), Housing Authority staff may find an appropriate, humane placement for the pet.*

- d) A signed statement from the pet owner that he or she has read the pet policy and agrees to comply with the rules
- e) All present pet owners shall up-date pet information on an annual basis.
- f) One color photo of the pet may be required.
- g) A current license issued by the appropriate authority.

2. Sanitary Standards and Pet Care

- a) Each pet owner shall be responsible for the proper disposal of pet wastes in a safe and sanitary manner.
- b) Pet waste shall be picked up and disposed of by placing in a plastic bag, sealing and depositing in a proper garbage receptacle. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds.
- c) Cat litter shall be changed at least weekly and shall be disposed of as above. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly, unsanitary, or have an odor.
- d) Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
- e) Food and area around food must be maintained in a clean and sanitary manner in order to prevent pest problems.
- f) An inspection of the potential owner's apartment may be required prior to allowing the pet to move into the apartment.

3. Pet Restraint

- a) All dogs and cats must be kept on a leash and under control by an adult at any time they are outside of their apartment.
- b) No pets are to be allowed at any time in any community areas including the Community Room, South Activity Room, Party Room or Commissary.
- c) Pets will only be allowed to be in the interior common areas for ingress or egress to and from the building. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in yards or other common areas of the facility.
- d) Birds shall be confined to a cage at all times. A bird may be removed from its cage while inside the dwelling unit for the purpose of handling, but shall not be generally unrestrained.
- e) All pets must be on a leash and carried or in a pet carrier when inside the allowable common areas in the building.
- f) No animals shall be tied up on the outside or left unattended.
- g) All pets must be in a pet carrier/cage or otherwise restrained when residents is aware that BHA staff will be in their apartment - such as on spray days.

4. Limitations

- a) All pets shall be currently licensed in accordance with local laws and regulations.
- b) No more than one dog or cat shall be permitted in a household of a resident living in a building designated for the elderly/disabled. See other Pet Policy for housing not designated for the elderly or disabled. No more than 2 birds and 1 fish aquarium shall be permitted in any public housing unit unless special permission is given.
- c) The dog's anticipated full-grown weight shall not exceed 20 pounds or if heavier than that, height shall not exceed 15 inches.
- d) Dogs and cats may reside with their owners in any unit at Wood Hill Towers or John Kane homes.

- e) Any resident of a unit at Nierstheimer East, West or at McGraw apartments may keep a pet if these rules are followed.
- f) Should any pet housed in an Authority facility give birth to a litter, the resident shall move from the premises all of said pets except one within ten (10) days.

2. Security Deposits

- a) All owners of dogs or cats are required to pay a separate, refundable pet security deposit. The amount of the deposit shall be \$100 and shall be paid in advance prior to the pet being allowed into the apartment. There is no deposit required for 1 bird in a cage or 1 fish aquarium.
- b) The pet security deposit shall be used to pay reasonable expenses directly attributed to the presence of the pet in the project building including, but not limited to, the cost of repairs to and fumigation of the dwelling unit.
- c) The Authority shall refund the unused portion of the pet security deposit as prescribed by State law when the tenant vacates, or within a reasonable time if the tenant no longer owns or keeps the pet in the unit. No interest shall be earned or paid on the pet deposit.

3. Strays and Visitors

- a) The care or feeding of animals not registered with the Housing Authority shall be considered keeping a pet without permission, and a violation of this policy.
- b) The keeping of pets on a temporary basis for others is not permitted. Pets belonging to visitors of tenants are not permitted in the buildings, without the express written permission of the Executive Director or his/her designee.

D. NUISANCE OR THREAT TO HEALTH OR SAFETY

- 1. If a pet becomes a nuisance, vicious, or displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to health or safety of the tenancy as a whole, the BHA may request the pet owner to remove the pet immediately. If the BHA is unable to contact the pet owner, the BHA will first contact the authorized responsible person, and in the event that contact cannot be made, the BHA will authorize removal of the pet.
- 2. If the health or safety of the pet is threatened by the death or incapacity of the pet owner, and the authorized person cannot be contacted, the BHA will take immediate action. If the BHA must take action to remove the pet, the animal will be placed in a facility that will provide care and shelter for no less than 10 days. The pet owner will be responsible for this cost. If the pet owner is deceased, the cost will be deducted from the pet security deposit.
- 3. If pets are left unattended for a period of twenty-four (24) hours or more, the Authority may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provision of state law and pertinent local ordinances. The Authority accepts no responsibility for the animal under such circumstances.
- 4. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere, or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.

E. DENIAL OF APPROVAL: The Authority reserves the right to refuse to register a pet if

- 1. The pet is not a common household pet;
- 2. The keeping of the pet would violate any applicable house pet rule;
- 3. The pet owner fails to provide information as required under this policy; or
- 4. The Authority reasonably determines, based upon the pet owner's past habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other Lease obligations.
- 5. The apartment is not kept in a clean and sanitary condition based on annual unit inspections

2. If the animal should become destructive, create a nuisance, represent a threat to the safety, health and security of other residents, or create a problem in the area of cleanliness and sanitation.

F. PET RULES VIOLATION PROCEDURES. Violation of these pet rules shall be considered violations of the Lease Agreement and shall be handled accordingly. This includes the tenant's right to a hearing under the Authority's Grievance Procedure.

1. The pet owner will be fined up to \$50 for each occurrence.
2. The pet will be required to be removed if it disturbs neighbors, visitors, staff or contractors of the BHA within 14 days of written notice by Authority.
3. Eviction

G. EXCLUSION FOR ANIMALS THAT ASSIST THE HANDICAPPED

1. This pet policy does not apply to animals that are used to assist the handicapped. In order to qualify for this exclusion with a limit of one animal, the tenant or prospective tenant must provide the following:
 - a) Appropriate medical certification that the tenant is handicapped, i.e. physician's statement.
 - b) That the animal has been trained to assist the tenant with a specific handicap, and
 - c) That the animal actually assists the handicapped individual.

I. PET POLICY FOR UNITS NOT DESIGNED FOR ELDERLY/DISABLED

This regulation does not include the rules for elderly or disabled federally-assisted rental housing, which are located at 24 CFR Part 5, Subpart C. This regulation also does not apply to service animals that assist persons with disabilities or service animals that visit public housing sites. We do reserve the right to limit service animals to one per apartment. Those animals must also be determined to be healthy and to have had all required shots by a licensed veterinarian. The tenant must also designate a responsible person to care for the animal in case of their absence or incapacity. This Statement of Pet Policy is established for the Housing Authority of the City of Bloomington effective after Regulations are published by HUD and approved by the Board.

Per the requirements of Section 526 of the Quality Housing and Work Responsibility Act of 1998, "a resident of a dwelling unit in public housing may own one (1) or more common household pets or have one (1) or more common household pets present in the dwelling unit of such resident, subject to the reasonable requirements of the public housing agency, if the resident maintains each pet responsibly and in accordance with applicable state and local public health, animal control and animal anti-cruelty laws and regulations and with the policies established in the public housing agency plan for the agency".

ONLY residents who are in good standing with the Authority may keep a pet at their apartment. To be in good standing all rent must be paid, the apartment must be kept clean and all other rules of the Authority must be followed. The Authority may amend these rules from time to time, as necessary, and such amendments shall be binding on the residents upon notice thereof. In all cases all animal owners must comply with the Illinois Humane Care for Animals Act.

COMMON HOUSEHOLD PETS include domesticated animals, such as dogs, cats, birds or fish, that are traditionally kept in the home for pleasure rather than for commercial purposes. Reptiles, birds of prey and rodents are not to be considered common household pets. Those pets not allowed include, but are not limited to hamsters, gerbils, guinea pigs and snakes, as well as any animal classified as dangerous. Vicious, dangerous or intimidating pets will not be allowed. This could be a specific type of pet, breed of pet, or a specific pet.

- 1.0 PET RULES: Registration. All dogs and cats must be registered with the Authority before they are brought onto the premises. Prior to allowing any pet on the premises, the resident shall apply to BHA for a pet permit that shall be accompanied by the following:
 - 1.1 A complete description of the pet, including breed, age, color, height and weight.
 - 1.2 A current license issued by the appropriate authority
 - 1.3 A certification of a licensed veterinarian stating that the pet
 - a. has been spayed or neutered, as applicable
 - b. has received all required inoculations and boosters, including rabies, parvovirus and distemper inoculations or boosters and must keep up with these yearly
 - c. is in good health and free from communicable diseases and external parasites (fleas, ticks, etc.) and generally shows good behavior
 - d. Pet's weight/height requirements are as follows: not to exceed 20 pounds nor exceed 20 inches high at adult size, whichever is larger.
 - e. the front paws of all cats must be declawed

1.4 A signed statement from a responsible person who will care for the pet if the pet owner is, for any reason, no longer able to care for the pet or if the tenant is to be away overnight or longer. That person must be available to take the pet away from the premises within twelve hours after any emergency causing the owner not to be able to care for the animal. The name, address and phone number of the person shall be included. *If the tenant does not allow the person entrance to the apartment, or if there are other extenuating circumstances, the pet may need to be removed. At the Executive Director's discretion (or his/her designee'), Housing Authority staff may find an appropriate, humane placement for the pet.*

1.5 A signed statement from the pet owner that he or she has read the pet policy and agrees to comply with the rules.

1.6 All present pet owners shall up-date pet information on an annual basis

1.7 One color photo of the pet may be required.

2.0 Sanitary Standards and Pet Care

2.1 Each pet owner shall be responsible for the proper disposal of pet wastes in a safe and sanitary manner. 2.2 Pet waste shall be picked up and disposed of by placing in a plastic bag, sealing and depositing in a proper garbage receptacle. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds.

2.3 Cat litter shall be changed at least weekly and shall be disposed of as above. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly, unsanitary, or have an odor

2.4 Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

2.5 Food and area around food must be maintained in a clean and sanitary manner in order to prevent pest problems.

2.6 An inspection of the potential owner's apartment may be required prior to allowing the pet to move into the apartment.

3.0 Pet Restraint

3.1 An adult must keep on a leash and under control all dogs and cats at any time they are outside.

3.2 Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in yards or other common areas of the facility.

3.3 Birds shall be confined to a cage at all times. A bird may be removed from its cage while inside the dwelling unit for the purpose of handling, but shall not be generally unrestrained.

3.4 No animals shall be tied up on the outside or left unattended. No doghouses, animal runs, etc. will be permitted.

3.5 Residents shall not alter their unit, patio or unit area in order to create an enclosure for any pet.

4.0 Limitations

4.1 No more than one dog or cat shall be permitted in an apartment.

4.2 Permitted pets are domesticated dogs, cats, birds, and fish aquariums. The dog's anticipated full-grown weight shall not exceed 20 pounds or if heavier than that, height shall not exceed 15 inches.

4.3 The **only location in which dogs will be permitted is in Sunnyside Court** as that is the only family development that has enough green space for dogs

4.4 Only one pet that requires a pet deposit, per household, will be permitted. Only 2 pets that do not require a pet deposit, per household, will be permitted.

4.5 Should any pet housed in an Authority facility give birth to a litter, the resident shall move from the premises all of said pets except one within ten (10) days.

5.0 Security Deposits

- 5.1 All owners of dogs or cats are required to pay a separate, refundable pet security deposit of \$200. It is not required for 1 bird kept in a cage or 1 fish aquarium. This deposit must be paid in addition to the Authority's standard security deposit and in advance prior to the pet being allowed into the apartment.
- 5.2 The pet security deposit shall be used to pay reasonable expenses directly attributed to the presence of the pet in the project building including, but not limited to, the cost of repairs to and fumigation of the dwelling unit.
- 5.3 A monthly non-refundable nominal fee of \$15 per month to cover reasonable operating costs to the Housing Authority will be required of each cat or dog only if staff is required to respond to issues involving the pet more than two (2) times in any year.
- 5.4 The Authority shall refund the unused portion of the pet security deposit as prescribed by State law when the tenant vacates, or within a reasonable time if the tenant no longer owns or keeps the pet in the unit. No interest shall be earned or paid on the pet deposit.

6.0 Strays and Visitors

- 6.1 Residents are prohibited from feeding or harboring stray animals. The feeding of any stray animals shall constitute having a pet without written permission of the Authority.
- 6.2 Visitors are not allowed to bring pets and the residents shall not engage in "pet-sitting." The keeping of pets on a temporary basis for others is not permitted. Pets belonging to visitors of tenants are not permitted on the premises or in the apartment, without the express written permission of the Executive Director or his/her designee.

7.0 Nuisance or threat to the health or safety

- 7.1 If a pet becomes a nuisance, vicious, or displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to health or safety of the tenancy as a whole, the BHA may request the pet owner to remove the pet immediately. If the BHA is unable to contact the pet owner, the BHA will first contact the authorized responsible person (pet sponsor), and in the event that contact cannot be made, the BHA will authorize removal of the pet.
- 7.2 If the death or incapacity of the pet owner threatens the health or safety of the pet, and the authorized person cannot be contacted, the BHA will take immediate action. If the BHA must take action to remove the pet, the animal will be placed in a facility that will provide care and shelter for no less than 10 days. The pet owner will be responsible for this cost. If the pet owner is deceased, the cost will be deducted from the pet security deposit.
- 7.3 If pets are left unattended for a period of twenty-four (24) hours or more, BHA may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provision of state law and pertinent local ordinances. BHA accepts no responsibility for the animal under such circumstances.
- 7.4 Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.

8.0 Violation of the Rules. Residents who violate these rules are subject to:

- 8.1 Being required to get rid of the pet within 14 days of written notice by BHA
- 8.2 Eviction.

8.3 A fine of up to \$50 for each occurrence.

9.0 DENIAL OF APPROVAL: The Authority reserves the right to refuse to register a pet or to revoke the registration at any time. The privilege of maintaining a pet in a facility owned and/or operated by BHA shall be subject to the rules set forth above. This privilege may be revoked at any time, subject to BHA's Hearing Procedures

- 9.1 if the animal should become destructive, create a nuisance, represent a threat to the safety, health and security of other residents, or create a problem in the area of cleanliness and sanitation.
- 9.2 The pet is not a common household pet
- 9.3 The keeping of the pet would violate any applicable house pet rule;
- 9.4 The pet owner fails to provide information as required under this policy
- 9.5 The Authority reasonably determines, based upon the pet owner's past habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other Lease obligations
- 9.6 The apartment is not kept in a clean and sanitary condition based on annual unit inspections.

10.0 A breach of any of the foregoing rules constitutes a breach of the resident's lease and can result not only in the revocation of the privilege of keeping a pet, but may result in any of the sanctions set forth in the resident's lease for breach thereof, including forfeiture of further leasehold rights and termination of the lease. Further, the resident is subject to the Animal Control Act, Section 351 et. seq. of Chapter 8 of the Illinois Revised Statutes. The election of a remedy by BHA for a resident's breach of the foregoing rules is not exclusive and BHA may thereafter pursue any of the various remedies set forth in the lease as BHA may, in its discretion, decide.

11.0 EXCLUSION FOR ANIMALS THAT ASSIST THE HANDICAPPED

This pet policy does not apply to animals that are used to assist the handicapped. In order to qualify for this exclusion for a limit of one animal, the tenant or prospective tenant must provide the following:

- 11.1 Appropriate medical certification that the tenant is handicapped, ie. physician's statement.
- 11.2 That the animal has been trained to assist the tenant with a specific handicap, and
- 11.3 That the animal actually assists the handicapped individual.

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON MAINTENANCE PLAN

1. **Mission Statement:**

To maintain all properties, grounds, facilities and equipment under the responsibility of the Housing Authority for the City of Bloomington at the highest possible standard within established budgets.

2. **Goals:**

- A. Prepare vacancies for re-occupancy within an average of 10 calendar days from the date they become vacant.
- B. Respond and abate emergencies within twenty-four hours the emergency being reported.
- C. Respond to routine work orders within four calendar days of the work order being issued.
- D. Inspect all properties, grounds, facilities and systems annually. Correct any deficiencies noted within 25 calendar days.
- E. Continually train maintenance personnel to increase skill and knowledge.

3. **Organization:**

Board of Commissioners

Executive Director

Director of Technical Services

Modernization Coordinator Maintenance Coordinator Work Control Coordinator

Clerk of the Works

Maintenance Mechanic

Maintenance Aide

Pest Control Coordinator

C.S.A. II

Custodian Maintenance

4. **Work Hours:**

Monday thru Friday from 8:00 a.m. – 4:30 p.m. with a 30 minute lunch break from 12:00 p.m. to 12:30 p.m. and a 20-minute break at mid-morning and a 20-minute break at mid-afternoon, except holidays as approved.

5. Individual Work Assignments:

Work will be assigned consistent with the approved job descriptions as required based on current needs and staffing to effectively attain and maintain operational goals

6. Work Order System:

The agency utilizes a work order software program to accurately track emergency, vacancy prep, routine and preventative work order tasks. Maintenance needs may be initiated by resident request, BHA staff, BHA inspectors, utility company personnel and many other sources. Select BHA staff are trained in entering the work order into the system. The Director of Technical Services, Maintenance Coordinator or Work Control Coordinator assigns the work order to the appropriate staff member(s). Staff members check for housekeeping condition, smoke detector operation, pet status and unreported maintenance needs as a part of every work order. Upon completion, the maintenance staff member returns the printed work order to the Work Control Coordinator or Clerk of the Works to close the work order in the system. Closing the work order transfers resident charges to the Accounts Receivable Module for billing. The Maintenance Coordinator or Work Control Coordinator reviews new, active and closed work orders for accuracy and consistency. Monthly and annual reports are prepared for Board review by the Director of Technical Services. These reports track the performance of the maintenance department as it relates to the agency goals.

Emergencies Defined:

Any condition that threatens the life, health or safety of persons within the responsibility of the agency will be treated as an emergency. Such conditions include:

Gas leaks, exposed electrical wiring, failed heating system (system cannot maintain an inside temperature of at least 65 degrees Fahrenheit, fire, acts of God (tornadoes, floods, etc).

Any condition that threatens the integrity of the structure such as:

Penetrations to the building, lock damage or failure, water damage, sewer line stoppage (including toilet, except where the unit has more than one toilet).

Emergency Work Orders:

During normal work hours, emergency work requests are to be reported to the office. Office staff will relay the work request to appropriate maintenance personnel. When the office is closed, emergency work requests are reported to a "emergency phone" (800)458-5509 or (309)310-6050. All residents and area emergency personnel have been provided with this number. Agency maintenance personnel carry the phone when the office is closed. The maintenance person is responsible for determining if the request is a valid emergency request per the above criteria. If appropriate, the staff member will respond to the request and abate the condition as quickly as possible (always within 24 hours). The emergency work order is entered into the computer system during the next business day and reviewed with the Maintenance Supervisor.

Vacancy Prep:

The goal for the maintenance department is to prepare vacancies for re-occupancy within an average of 10 calendar days from the date they become vacant. The vacancy prep procedure is listed below:

- A.** Upon receipt of Notice of Intent to Vacate by a resident, the occupancy and maintenance departments will be provided with a copy of the notice.
- B.** Upon notification of vacant unit by management a move out inspection will be performed and any and all damages documented.
- C.** A copy of the move out inspection will be given to maintenance. A “Make Ready” work order will be created in the system. A projected completion date will be given to management.
- D.** Locks will be changed if keys are not returned. The lock change will be recorded showing the date, key ID for old lock, key ID for new lock and staff member.
- E.** Remove all garbage and furniture from unit.
- F.** Repair all mechanical items. (Plumbing, HVAC, Electrical, Hardware, Windows, Doors, Cabinets).
- G.** Remove all switch and outlet covers and clean.
- H.** Repair any wall defects and paint as required. Units will be completely repainted at a minimum of every ten (10) years.
- I.** Repair floor tiles and underlayment. We will try to the best of our ability to keep uniformity in the units.
- J.** Appliances will be cleaned by hand in the unit.
- K.** All cabinets (kitchen & vanity) and closets will be cleaned inside and out. Counter tops will be cleaned. Shelving will be cleaned and painted.
- L.** All sinks, toilets and tubs/showers will be cleaned.
- M.** All light fixtures, windows and mirrors will be cleaned.
- N.** All floor and ceiling registers will be cleaned. Ducts will be vacuumed.
- O.** All exhaust grills will be cleaned. Fans will be vacuumed.
- P.** All tile floors will be cleaned and waxed.

Q. Baseboards will be cleaned as needed.

R. All stairs will be cleaned.

S. All carpets will be vacuumed and shampooed.

7. Inspections:

Inspections will be conducted using appropriate funding agency requirements as a minimum standard. All inspections will be performed by personnel trained and qualified in the applicable inspection protocol. The results of these inspections will be documented. The inspection protocols include but are not limited to Uniform Physical Conditions Standards (UPCS) and Housing Quality Standards (HQS).