

# PHA Plans

## Streamlined 5-Year/Annual Version

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

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

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

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

### Original Submission: January 14, 2005

IL083v01.doc: Original PHA Plan Submission (HUD 50075-SF) January, 2005  
IL083a01.doc: Capital Fund Original Annual Annual Statement FY2005/Five Year Plan  
IL083b01.doc: Capital Fund P&E: Replacement Housing Factor FY2001  
IL083c01.doc: Capital Fund P&E FY2002 (including RHF)  
IL083d01.doc: Capital Fund P&E FY2003 (including RHF)  
IL083e01.doc: Capital Fund P&E FY2003 (Amendment)  
IL083f01.doc: Capital Fund P&E FY2004  
IL083g01.doc: Deconcentration Policy (inc. Cmpnt 3(6) Deconcentration & Income Mixing)  
IL083h01.doc: Conversion of Public Housing to tenant based assistance  
IL083i01.doc: Resident Advisory Board Membership/Comments  
IL083j01.doc: Attachment 5C: Management Sec8 Administration  
IL083k01.doc: Attachment 5C: Management and Maintenance PHA  
IL083l01.doc: Attachment 5A: Management Structure/Organizational Chart  
IL083m01.doc: Attachment 5A: HOPE VI Program Organizational Chart

Winnebago County Housing Authority IL083  
2901 Searles Avenue  
Rockford, Illinois 61101  
Sarah J. Moyado, Executive Director

PHA Name:  
HA Code:

5-Year Plan for Fiscal Years: 20\_\_ - 20\_\_

Annual Plan for FY 20\_\_

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Winnebago County Housing Authority      **PHA Number:** IL083

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

**PHA Programs Administered:**

**Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units:      311      Number of S8 units:      Number of public housing units:  
Number of S8 units:      364

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

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

<b>Participating PHA 2:</b>				
<b>Participating PHA 3:</b>				

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2010

[24 CFR Part 903.12]

#### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: Satisfied Residents Who Enjoy a High Quality of Life.

#### 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)  
Conversion of Section 8 Tenant-Based to Section 8 Project-Based Vouchers.  
HOPE VI Revitalization.
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) 97
  - Improve voucher management: (SEMAP score) 100
  - 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)  
HOPE VI Revitalization.
  
- 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:  
Conversion of Section 8 Tenant-Based to Section 8 Project-Based Vouchers.  
HOPE VI Revitalization.

**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:  
HOPE VI Revitalization.

**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:  
HOPE VI Community and Support Service's 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:  
HOPE VI Revitalization.

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

PHA Name:  
HA Code:

5-Year Plan for Fiscal Years: 20\_\_ - 20\_\_

Annual Plan for FY 20\_\_

**Streamlined Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.12(b)]

**Table of Contents**

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

**A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

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

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

**Executive Summary (optional)**

[903.7(r)].

In 2003 the housing authority was awarded a HOPE VI Revitalization Grant to replace the remaining 61 Champion Park units with 156 off-site units in the same Washington Park neighborhood. These 156 homes will be a mixed-finance program of ACC 906 homeownership, Low Income Housing Tax Credit (LIHTC) market rate units, Section 8(y) Voucher homeownership, Section 8 Project-Based, and ACC public housing units blended within the neighborhood. The program includes a Community Support and Services program predicated on homeownership opportunities which the housing authority plans to broaden to the general Section 8 program, and a conversion of a percentage of the general tenant-based Section 8 vouchers to Project-based Section 8 vouchers to support the LIHTC market rate units. A CSS site will be established and located within the Rockford Park District’s Washington Park Community Center through a 99-year lease to provide neighborhood accessibility and cohesion, and other land will be banked throughout the HOPE VI area to maintain area in aiding commercial and retail attraction. The impact of the HOPE VI program and it’s related components allow the housing authority a valuable and unique opportunity to increase and enhance our services to the residents and community that we serve, and is therefore reflected throughout this 5-year plan.

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

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

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

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>			
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	500		30
Extremely low income <=30% AMI	391	78	
Very low income (>30% but <=50% AMI)	106	21	
Low income (>50% but <80% AMI)	3	1	
Families with children	391	78	
Elderly families	18	4	
Families with Disabilities	56	11	
Race/ethnicity/Black	364	73	
Race/ethnicity/Asian/Pacific	5	1	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Islander			
Race/ethnicity/Hispanic	17	3	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 18			
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?			
X No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	142		24
Extremely low income <=30% AMI	122	86	
Very low income (>30% but <=50% AMI)	10	1	
Low income (>50% but <80% AMI)	10	1	
Families with children	82	57	
Elderly families	37	26	
Families with Disabilities	64	45	
Race/ethnicity/Black	114	80	
Race/ethnicity/American Indian/Alaska Native	1	0	
Race/ethnicity/Hispanic	7	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	42	
2 BR	50	35	
3 BR	24	17	
4 BR	7	0	

Housing Needs of Families on the PHA's Waiting Lists			
5 BR	1	0	
5+ BR	0	0	
Is the waiting list closed (select one)? X No X Yes If yes: All wait lists are open with the exception of the Champion Park, I1083-01, temporarily closed pending Phase II of the HOPE VI ACC construction. How long has it been closed (# of months)? 18 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No X Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

The housing authority has chosen to adopt a 90% Payment Standard and \$50 minimum rent in the Section 8 program for the greatest resource of current funding restraint both for continued service to the existing assisted families, and to bring additional resource of families from the waiting list still waiting assistance. The housing authority has also given a dual purpose from historical analysis used to project funding so that it also provides proactive placement for families on the waiting list.

The housing authority has streamlined intake, maintenance, and historical analysis to have families on the waiting list ready for projected vacancy. The housing authority's HOPE VI grant will provide for replacement ACC rental housing and increase the existing stock of assisted housing through ACC homeownership and Low Income Housing Tax Credit market rate homes.

The 906 ACC homeownership program combined with the Section 8(y) program will allow increased Section 8 transition that not only provides families with housing, but transitions them both through the program and the HOPE VI Community and Support Services program for self-sufficiency, allowing greater program assistance resource for families to move from the waiting list and onto the program.

**(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)  
HOPE VI revitalization program.

**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)  
HOPE VI revitalization program.

**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)  
HOPE VI revitalization program.

**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)  
HOPE VI revitalization program.

**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)  
HOPE VI revitalization program,

**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)  
HOPE VI revitalization program: 11 units set-aside for disabled families.

**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)  
HOPE VI revitalization program.

**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)  
HOPE VI revitalization program.

## **2. Statement of Financial Resources**

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2005)</b>		
a) Public Housing Operating Fund <i>FYE03/31/06</i>	731,292.00	Public housing operations
b) Public Housing Capital Fund ( <i>projected FY2005</i> )	548,165.00	PHA capital improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance ( <i>projected</i> )	2,163,922.00	Section 8/HCV tenant based assistance
f) Resident Opportunity and Self-Sufficiency Grants ( <i>RSDM: Original \$200,000</i> )	101,886.00 (balance)	Elderly/disabled Supportive Services (Nursing, Transprtn)
g) Community Development Block Grant	358,000.00	HOPE VI public housing and Section 8 utility improvements.
h) HOME		
Other Federal Grants (list below)		
Neighborhood Networks	200,000.00	Public housing and Section 8 supportive services.
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund FY2002	4,484.00	Capital Fund Improvements
Capital Fund FY2003 and FY2003 Amendment	422,800.00	Capital Fund Improvements
Capital Fund FY2004	548,561.00	Capital Fund Improvements
RHF Grant FY2001, 2002, 2003	110,446.00	Housing replacement activities
<b>3. Public Housing Dwelling Rental Income</b>		
HOPE VI ACC	303,920.00	Program subsidy.
Public Housing ACC ( <i>FYE 03/31/06</i> )	590,740.00	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Other income</b> (list below)		
2002 HOPE VI Revitalization grant.	18,847,938.00	ACC homeownership and ACC rental development.
Interest Income (projected FYE03/31/2006) S8/New Admin Program (balance)	4,000.00 18,472.00	PHA Housing operations Affordable Housing Activities
<b>4. Non-federal sources</b> (list below)		
Low Income Housing Tax Credits	10,317,791.00	HOPE VI assisted housing development.
Federal Home Loan Bank Affordable Housing Program	220,870.00	HOPE VI mortgage financing subsidy.
Federal Home Loan Bank Affordable Housing Program.	489,000.00	HOPE VI development.
Winnebago Homes Association 501(c)(3)	54,203.00	Not-for-Profit Affordable Housing Activities/Rental units
<b>Total resources</b>	<b>36,036,490.00</b>	

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

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

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

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

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

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

- When families are within a certain number of being offered a unit: 25
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)  
Past assisted housing program compliance and related outstanding account.

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

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

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

**(2)Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Champion Park, IL083-01, Rockford, Illinois	1967	Unknown	100	Unknown
Collier Gardens, IL083-02, Rockford, Illinois	09/04	46	51	111
Robert Johnston Gardens, IL083-07, South Beloit, Illinois	1983	Unknown	6	Unknown
D.J. D'Agnolo	1983	Unknown	4	Unknown

2. What is the number of site based waiting list developments to which families may apply at one time? 3

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or

complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

**(3) Assignment**

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

**(4) Admissions Preferences**

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 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)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
  - a. Other preference(s) (list below)
    - a. Witness Relocation Program
    - b. HOPE VI Displaced Family Reoccupancy (10 weight for HOPE VI revitalized site).

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)

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

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

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

**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):  
Any past defaulted account or eviction history with assisted housing.
  - Other (list below)  
Landlords are encouraged to complete their own screening.
- 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)  
Landlords are encouraged to conduct their own screenings.

**(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)  
Robert Johnston Garden Apartments (IL083-07)  
L.J. D’Agnolo Garden Apartments (IL083-08)

**(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:

To “stop the clock” for RTA and inspection delays unavoidable to the participant.  
Medical and disability hardships. Funerals.

**(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)  
Witness relocation program.

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)
- 1      Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1      Working families and those unable to work because of age or disability
- 1      Veterans and veterans' families
- 1      Residents who live and/or work in your jurisdiction
- 1      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)
- 1      Those previously enrolled in educational, training, or upward mobility programs
- 1      Victims of reprisals or hate crimes

- a. Other preference(s) (list below)  
a. Witness relocation program.

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)  
HOPE VI revitalization program.

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

- Through published notices  
 Other (list below)  
Directly to the residents relocated through the HOPE VI revitalization program.

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

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

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

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

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

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

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)

Earned income for non-emancipated minors, children for families where the sole head of household is working. Disallowance regulation.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **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)  
Immediate funding decrease required this action to assure continued assistance to all families currently served.

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)  
Continued historical analysis.

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)  
Adequate funding to meet contracted composition.

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name: Champion Park (IL083-01)  
Development (project) number: IL-06-URD-083-I102  
Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:  
Low Income Housing Tax Credit.  
Federal Home Loan Bank Affordable Housing Program.
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **6. Demolition and Disposition**

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

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

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in

the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>	
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: (DD/MM/YY)	
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:	

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

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

#### **(2) Program Description**

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? All residents relocated under the HOPE VI revitalization program, and 5% of the general program.

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:

All prospective homebuyers will be required to participate in a housing counseling program, which will include a prequalification component to determine that there is adequate income to support homeownership costs and employment history to qualify for a mortgage. The housing counseling will include a review of the prospective homebuyer's income to help ensure they are income qualified to purchase a Project home based upon Project eligibility requirements and that they are in a position to qualify for the required financing based upon their income and employment record. WCHA and its housing counseling agency will also work cooperatively with local financial institutions to pre-approve prospective homebuyers for mortgages as well as downpayment/closing cost assistance. The housing counseling program also offers a post-purchase component to help homebuyers in the event of problems (reduction of income, loss of employment, etc.), which may arise after their purchase of a Project home.

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

Homes will be offered for sale on a First-Come-First Served/Buy Basis ("FCFB"), subject to homebuyers meeting overall eligibility requirements outlined as follows:

- a. Eligible Purchasers must have annual household income of at least 30% of Area Median Income ("AMI") and not more than 80% of AMI, adjusted for family size.
- b. The home sold to an eligible household must be used as the principal residence of the household and cannot be rented or leased.
- c. Each eligible household purchasing a home must use its own resources to contribute an amount of the downpayment that is not less than three percent (3%) of the purchase price, unless the first mortgage is originated or held by a State or unit of general local government under a loan program of the State or unit of general local government, and the program provides for a lower downpayment. The remaining amount can be paid from other sources, including HOPE VI funds.
- d. The purchaser must meet affordability standards (housing ratios) established by the permanent lender selected by the homebuyer and which are customary in the industry.
- e. 22 out of the 26 homes being developed as part of the Project must be purchased by eligible homebuyers who meet the definition of a "first-time homebuyer". A first-time homebuyer is an individual who meets any of the following criteria:
  - f. An individual and his or her spouse who have not owned a home during the three-year period prior to the date of purchase of a home.
  - g. A divorced or legally separated individual who has only owned a home with a (former) spouse.
  - h. An individual who has only owned a property that was not in compliance with State, local, or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.
- i. Participation in a homeownership counseling program.

- j. Prospective homebuyer has been pre-approved for financing from a financial institution in an amount necessary to qualify for the desired home.

With regards to prioritization, when more than one Offer to Purchase from qualified homebuyers (based upon the preceding eligibility requirements) is pending on a given Project home the priorities for selecting the homebuyer will be as follows:

- a. Current or former Champion Park resident.
- b. Participation with the Winnebago County Housing Authority's Section 8(y) Housing Choice Voucher Program.
- c. Current target area resident.
- d. Requires less WCHA HOPE VI Second Mortgage Funds.
- e. Shortest closing timeframe.

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

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

University of Illinois Extension  
Evelyn A. Prasse  
Extension Educator  
Consumer and Family Economics

Rockford Extension Center  
417 Ware Avenue, Suite 102  
Rockford, Illinois 61107-6412

The University of Illinois Extension has over eight years of experience in community homeownership counseling. Ms. Prasse holds a Bachelors degree in Home Counseling Education, a Masters degree in Adult Education with an Emphasis on Housing, and is in the process of completing her certification with the Association of Financial and Planning Education, with such completion expected at the end of 2004. The University of Illinois Extension continues to serve as the Homeownership Counseling program for the Rockford Housing Authority, with the Rockford Housing Authority sharing some of the same jurisdiction as the Winnebago County Housing Authority. The University of Illinois Extension has assisted 68

families in purchasing homes with only one foreclosure. The program's successful curriculum enjoyed by the Rockford Housing Authority will be identical to the curriculum extended to the Winnebago County Housing Authority (please note, this agency is responsible solely for the homeownership counseling program).

- d.  Demonstrating that it has other relevant experience (list experience below).  
HOPE VI Director has operated Section 8 lease to own program.

## **8. Civil Rights Certifications**

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

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

## **9. Additional Information**

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

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

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

The housing authority has met or exceeded the goals presented in the 2000-2004 Five Year Plan. **PHA Goal: Expand the Supply of Assisted Housing:**

- a. Additional rental vouchers have been separately awarded through the 50 vouchers of the Family Unification Program and 41 vouchers for the families displaced by the HOPE VI revitalization program.
- b. Public housing vacancies have been reduced through the award of the 2002 HOPE VI grant to revitalized vacant homes, and as reflected in the MASS component of the housing authority's continuous High Performer PHAS score since the past 5-year plan.
- c. Private and public funds to increase assisted housing have been leveraged as presented in this plan, to include the Community Development Assistance Program, Low Income Housing Tax Credits, the Neighborhood Networks grant, and the Federal Home Loan Bank Affordable Housing Program forgivable loan.
- d. Construction of units has begun through the HOPE VI revitalization program.

#### **PHA Goal: Improve the Quality of Assisted Housing:**

- e. The housing authority has maintained a High Performer PHAS score for each year.
- f. The Section 8 Program has maintained a High Performer SEMAP for each year.
- g. Customer satisfaction has maintained reflected in each year's PHAS RASS score.
- h. Management functions have improved through ongoing training and

certification.

- i. Housing units are being renovated and modernized through both the capital fund program and the HOPE VI revitalization program.
- j. Obsolete public housing is scheduled for demolition during the course of the HOPE VI revitalization program.
- k. Replacement housing and replacement vouchers have been provided through the HOPE VI revitalization program.

**PHA Goal: Increase assisted housing choices:**

- l. Voucher mobility counseling has been individually provided.
- m. Outreach efforts to landlords has been conducted through newsletters and direct contact.
- n. Voucher homeownership program has been added to the Section 8 Administrative Plan.
- o. Public housing homeownership program has been added to the HOPE VI revitalization program.
- p. Application has been submitted to convert 11 Tenant Based Section 8 vouchers to Project Based Section 8 vouchers.

**PHA Goal: Provide an improved living environment**

- q. Measures to deconcentrate poverty is built into the HOPE VI revitalization program.
- r. Measures for income mixing is built into the HOPE VI revitalization program.
- s. Public housing security improvements have been tangibly demonstrated in the housing authority's award 2004 National Association of Housing and Redevelopment Official's National Award of Merit.
- t. The HOPE VI revitalization program has been awarded.

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

- u. The number and percentage of employed public housing residents is being realized in the HOPE VI revitalization program's Community and Support Services program.
- v. Supportive services for the disabled and elderly have been secured both through the CSS and the ROSS grant programs.
- w. The HOPE VI revitalization program has been awarded.

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

- x. Ongoing affirmative measures have been maintained through the Public Housing Admissions and Occupancy Program and the Section 8 Administrative Plan.
- y.

**B. Criteria for Substantial Deviations and Significant Amendments**

**(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan  
Change of the housing authority's goals as presented in the 5-Year Plan.
- b. Significant Amendment or Modification to the Annual Plan  
Change of the housing authority's goals as presented in the 5-Year Plan.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

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

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

#### **(2) Resident Membership on PHA Governing Board**

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

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

- Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:  
Velma Sanders

Method of Selection:

- Appointment  
**The term of appointment is (include the date term expires): 09/30/2004**
- Election by Residents (if checked, complete next section--Description of Resident

Election Process)

**Description of Resident Election Process**

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

Selection by the County Board Chairman.

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

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

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Scott Christianson, Winnebago County Board Chairman.

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: Winnebago County**

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

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

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

The county consolidated plan supports the PHA plan as an assistance template.

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

Increased scoring capacity for Low Income Housing Tax Credit Award (the housing authority received the highest allocation and highest score for the 2004 second round).

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Eleven units in census tract 24.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency

PHA Name:  
HA Code:

5-Year Plan for Fiscal Years: 20\_\_ - 20\_\_

Annual Plan for FY 20\_\_

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. 12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report: NOTE: See Attachments for Capital Fund Program Annual Statement FY2005 and Five-Year Plan.**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
<b>PHA Name:</b> Winnebago County Housing Authority <b>NOTE: See Attachments for Capital Fund FY2005 and Five-Year Plan and RHF Reports.</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				

**12. 12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report: NOTE: See Attachments for Capital Fund Program Annual Statement FY2005 and Five-Year Plan.**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Winnebago County Housing Authority <b>NOTE: See Attachments for Capital Fund FY2005 and Five-Year Plan and RHF Reports.</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
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	





### **13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



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A.	CRITERIA FOR INVESTIGATION OF SUSPECTED FRAUD AND ABUSE .....	PI Addendum-2
B.	STEPS THE PHA WILL TAKE TO PREVENT PROGRAM ABUSE AND FRAUD ..	PI Addendum-3
C.	STEPS THE PHA WILL TAKE TO DETECT PROGRAM ABUSE AND FRAUD .....	PI Addendum-4
D.	THE PHA'S HANDLING OF ALLEGATIONS OF POSSIBLE ABUSE AND FRAUD	PI Addendum-5
E.	HOW THE PHA WILL INVESTIGATE ALLEGATIONS OF ABUSE AND FRAUD.	PI Addendum-6
F.	PLACEMENT OF DOCUMENTS, EVIDENCE AND STATEMENTS OBTAINED BY THE PHA.....	PI Addendum-7
G.	CONCLUSION OF THE PHA'S INVESTIGATIVE REVIEW .....	PI Addendum-7
H.	EVALUATION OF THE FINDINGS .....	PI Addendum-7
I.	ACTION PROCEDURES FOR VIOLATIONS WHICH HAVE BEEN DOCUMENTED .....	PI Addendum-8

## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P08350105 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <div style="background-color: yellow; padding: 2px; display: inline-block;"><b>FY 2005</b></div>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	75,000			
4	1410 Administration	3,165			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	260,000			
11	1465.1 Dwelling Equipment—Nonexpendable	145,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Winnebago County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P08350105 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FY 2005</b>
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>548,165</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	260,000			
24	Amount of line 21 Related to Security – Soft Costs	75,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**      **FY2005**      **IL06 P083 50105**

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: to be assigned Replacement Housing Factor Grant No: to be assigned				Federal FY of Grant: FY2004		
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	
IL83-01	CP: PHA Admin/Cmty Services Bldg.	1470		145,000				
Champion Park								
IL83-02	Kitchen Renovation w/504 Mod	1460		200,000				
Collier Garden	Appliances	1475		30,000				
IL83-07	Unit upgrade w/504 Mod.	1460		30,000				
R.JohnstonGarden								
IL83-08	Unit upgrade w/504 Mod	1460		30,000				
D'Agnolo Garden								
PHA Wide	Management Improvement/Security	1408		75,000				
	Administration/Sundry	1410		3,165				
	Fees and Costs	1430		35,000				
	<b>Total CFP Estimated Cost: FY2005</b>			<b>548,165</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule FY2005** **IL06 P083 50105**

PHA Name: Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: to be Assigned Replacement Housing Factor No: to be assigned	<b>Federal FY of Grant: FY 2005</b>
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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	
IL83-01 Champion Park Apts	09/06/2007			09/05/2009			
IL83-02 Collier Garden Apts	09/06/2007			09/05/2009			
IL83-07 R.Johnston Garden Apts	09/6/2007			09/05/2009			
IL83-08 D'Agnolo Garden Apts	09/06/2007			09/05/2009			
PHA-WIDE	09/06/2007			09/05/2009			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Wnebago County Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2006</b> PHA FY:	Work Statement for Year 3 FFY Grant: <b>2007</b> PHA FY:	Work Statement for Year 4 FFY Grant: <b>2008</b> PHA FY:	Work Statement for Year 5 FFY Grant: <b>2009</b> PHA FY:
	Annual Statement				
IL83-01: Chmpn Park		0	0	0	0
IL83-02 :Collier Grdn		230,000	285,000	336,952	130,700
IL83-07:Johnstn Grdn		205,000	71,400	32,802	241,750
IL83-08:D'Agnolo		11,000	85,800	74,937	75,440
PHA-Wide		102,165	105,965	103,474	100,275
CFP Funds Listed for 5-year planning		<b>548,165</b>	<b>548.165</b>	<b>548,165</b>	<b>548,165</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: PHA FY: <b>2006</b>			Activities for Year: <u>3</u> FFY Grant: PHA FY: <b>2007</b>		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Annual Statement	Champion Park Apts IL83-01			Champion Park Apts IL83-01		
	Collier Garden Apts IL83-02	Kitchen Renovation Appliances	200,000 30,000	Collier Garden Apts IL83-02	Kitchen Renovation Appliances	250,000 35,000
	R.Johnston Garden Apts IL83-07	Sitework/Parking (504) Unit upgrade	200,000 5,000	R.Johnston Garden Apts IL83-07	Bathrm / wtr closet Elec/Grnd fault	52,200 19,200
	D'Agnolo Garden Apts IL83-08	Sitework/Walks (504) Unit upgrade	6,000 5,000	D'Agnolo Garden Apts IL83-08	Bathrm/wtr.closet Grab bar, Grnd fault	52,200 33,600
	PHA-Wide	Mgtment Imp/Security Admin/Sundry Fees/Costs	75,000 2,165 25,000	PHA-Wide	Mgtment Imp/Security Admin/Sundry Fees/Costs	75,000 965 30,000
	<b>Total CFP Estimated Cost</b>			<b>\$548,165</b>		<b>\$548,165</b>

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : _4_ FFY Grant: PHA FY: 2008			Activities for Year: _5_ FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Champion Park Apts IL83-01		0			0
Collier Garden Apts IL83-02	Kitchen Renovation Appliances	210,000 30,000	Collier Garden Apts IL83-02	Carpet: Common Area Sitewrk: Sidewalks/Curb	108,000 22,700
	Window Replacement New Entry Doors	90,000 6,952	Johnston Garden Apts	Kitchen Renovation Appliances/Refrigerator	215,000 26,750
Johnston Garden Apts IL83-07	Interior Handrails/504 Smoke Detectors Entry/Interior Doors	16,410 15,200 1,192			
D'Agnolo Garden Apts IL83-08	Interior Handrails/504 Ventilation/Roof Mounted Entry/Interior Doors	12,025 60,000 2,912	D'Agnolo Garden Apts	Kitchen Renovation Appliances/Stove & Ref	22,440 53,000
PHA-Wide	Mgtment Imp/Security Adminstration/Sundry Fees/Costs	75,000 3,474 25,000	PHA-Wide	Mgtment Imp/Security Administraiton/Sundry Fees/Costs	75,000 275 25,000
<b>Total CFP Estimated Cost</b>		<b>\$548,165</b>			<b>\$548,165</b>

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

*S A M P L E*

PHA Name <i>Anytown Housing Authority</i>						<input 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: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	<b>Annual Statement</b>					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Replacement Housing Factor Grant No. IL06R083 50101			Federal FY of Grant: <b>FY 2001</b> <b>RHFG</b>	
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
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	40,963	0	0	0	
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Replacement Housing Factor Grant No. IL06R083 50101	<b>Federal FY of Grant:</b> FY 2001 RHFG
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>40,963</b>	<b>-</b>	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No Replacement Housing Factor Grant No: IL06 R083 50101				<b>Federal FY of Grant: FY2001</b> RHF Grant		
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	
	Housing Replacement/Development Activities			40,963	-	0	0	Planning Phase
	<b>Total: Replacement Housing Factor FY2001</b>			<b>40,963</b>	<b>-</b>	<b>0</b>	<b>0</b>	



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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06 R083 P50101					Federal FY of Grant: <b>FY 2001</b> RHF Grant	
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		





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102			Federal FY of Grant: <b>FY 2002</b>	
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	0	115,138	115,138	115,138.00	
3	1408 Management Improvements					
4	1410 Administration	2,267	2,267	2,267	1,232.52	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	20,000	20,000	20,000	15,515.76	
8	1440 Site Acquisition					
9	1450 Site Improvement	26,036	0	0	0	
10	1460 Dwelling Structures	527,389	438,287	438,287	438,287.00	
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	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102	<b>Federal FY of Grant:</b> FY 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>575,692</b>	<b>575,692</b>	<b>575,692</b>	<b>570,173.28</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	144,000	282,458.12	282,458.12	282,458.12
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102				Federal FY of Grant: <b>FY2002</b>		
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	
IL83-01	Renovation Lwr Chestnut	1460		259,389	0	0	0	Hope6 site funds applied to 83-02
Champion Park	Sitework	1450		26,036	0	0	0	See Above
IL83-02	Unit upgrade: Bathrm Renovtn(504)	1460		144,000	116,138.90	116,138.90	116,138.90	Complete
Collier Garden	Conference Room Renovation	1460		0	14,770.88	14,770.88	14,770.88	Completed
	Unit upgrade: Bathrm Renovtn (Awing)	1460		0	166,319.22	166,319.22	166,319.22	Complete
IL83-07	Windows/Replacement	1460		62,000	69,804	69,804	69,804.00	Complete
R.Johnston Grdn								
IL83-08	Windows/Replacement	1460		62,000	71,254	71,254	71,254.00	Compleat
PHA-Wide	Operations	1406		00	115,138	115,138	115,138.00	Completed
	Administration/sundry	1410		2,267	2,267	2,267	1,232.52	In progress
	A/E Fees and CostsOperations	1430		20,000	20,000	11,790.04	15,515.76	In progress

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102				Federal FY of Grant: <b>FY2002</b>		
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	
<b>TOTAL: FY 2002</b>				<b>575,692</b>	<b>575,692</b>	<b>575,692</b>	<b>570,173.28</b>	
<b>Replacement Housing Factor</b>				39,115	39,115	0	0	<b>Reserved</b>
				<u>614,807</u>	<u>614,807</u>	<u>575,692</u>	<u>570,173.28</u>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50102 Replacement Housing Factor No: IL06 R083 50102				Federal FY of Grant: <b>FY 2002</b>	
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	
IL83-01							
Champion Park Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-02							
Collier Garden Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-07							
R.Johnston Garden Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-08							
D'Agnolo Garden Apts	03/31/2004		3/31/2004	06/30/2054			
PHA-Wide	03/31/2004		3/31/2004	06/30/2054			





## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
<b>PHA Name:</b> <b>Winnebago County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103			<b>Federal FY of Grant:</b> <b>FY 2003</b>	
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	75,000	-	62,967.00	48,985.36	
4	1410 Administration	2,338	-	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	50,000	-	16,140.04	0	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	182,617	-	84,145.78	84,145.78	
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	137,000	-	49,175.00	19,345.00	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

<b>PHA Name:</b> <b>Winnebago County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103	<b>Federal FY of Grant:</b> <b>FY 2003</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **9/04**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>446,955</b>	<b>-</b>	<b>212,427.82</b>	<b>152,476.14</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	60,000	182,617	84,145.780	84,145.78
24	Amount of line 21 Related to Security – Soft Costs	75,000	75,000	62,967.00	48,985.36
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103				Federal FY of Grant: <b>FY2003</b>		
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	
IL83-01	Relocation Cost	1495		137,000	-	49,175.00	19,345.00	In Progress
Champion Park	k							
IL83-02	Unit upgrade: Bathrm Renovtn(504)	1460		122,617	-	84,145.78	84,145.78	Complete- Evaluate for reprogramming
Collier Garden								
IL83-07	Common Areas (504)	1460		30,000	-	0	0	Planning Phase
R.Johnston Grdn								
IL83-08	Common Areas (504)	1460		30,000	-	0	0	Planning Phase
PHA-Wide	Management Improvements	1408		75,000	-	62,967.00	48,985.36	In progress
	Administration/sundry	1410		2,338	-	0	0	Planning Phase
	A/E Fees and Costs-	1430		50,000	-	16,140.04	0	In progress

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103				<b>Federal FY of Grant: FY2003</b>		
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	
<b>TOTAL: FY 2003</b>				<b>446,955</b>	-	<b>212,427.82</b>	<b>152,476.14</b> <b>0</b>	<b>Reserved</b>
<b>Replacement Housing Factor</b>				30,368	-	0	0	
				<u>477,323</u>	-	<u>0</u>	<u>0</u>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50103 Replacement Housing Factor No: IL06 R083 50103				Federal FY of Grant: <b>FY 2003</b>	
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	
IL83-01							
Champion Park Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-02							
Collier Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-07							
R.Johnston Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-08							
D'Agnolo Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To Coordinate w/HUD's Target Dates
PHA-Wide	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate W/Hud's Target Dates





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50103 Amendment			Federal FY of Grant: <b>FY 2003</b> <b>Amendment</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	100,814	--	0	0
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Amendment	<b>Federal FY of Grant:</b> <b>FY 2003</b> <b>Amendment</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **9/04**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>100,814</b>	<b>-</b>	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	75,000	-	0	0
24	Amount of line 21 Related to Security – Soft Costs		-		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Amendment Replacement Housing Factor Grant No:			<b>Federal FY of Grant: FY2003</b> Amendment			
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	
IL83-01	Champion Park							
IL83-02	504 Modifications(Common Areas Pkg)	1460		75,000	-	0	0	Planning Phase
Collier Garden	Emergency Heating/Plmbg Repairs	1460		25,814		0	0	Planning Phase
<b>TOTAL: FY 2003 Amendmt</b>				<b>100,814</b>		<b>0</b>	<b>0</b>	

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Amendment Replacement Housing Factor Grant No:			<b>Federal FY of Grant: FY2003</b> Amendment			
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	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50103 Amendment Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2003 Amendment</b>	
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	
IL83-02							
Collier Garden Apts	06/30/2006			06/30/2008			





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FY 2004</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	75,000	-	0	0
4	1410 Administration	1,323	-	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	-	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	312,238	-	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	105,000		0	0
13	1475 Nondwelling Equipment	35,000			
14	1485 Demolition			0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>548,561</b>	-	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	100,000		0	0
24	Amount of line 21 Related to Security – Soft Costs	75,000		0	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No				Federal FY of Grant: <b>FY2004</b>		
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	
IL83-01 Champion Park	CP: PHA Admin/Cmty Srvs buBuilding k	1470		105,000	-	0	0	Planning Phase
IL83-02 Collier Garden	Emerg'y: Heating/Plmb	1460		137,238	-	0	0	Planning Phase
PHA-Wide	Mgtmt Imprvmts: Security	1408		75,000	-	0	0	Planning Phase
	Admin/Sundry	1410		1,323	-	0	0	
	Fees/Costs	1439		20,000				
	504 Modifications/Commona Area, Prkg, Units PHA-Wide)	1460		100,000	-	0	0	Planning Phase
	Vehicle/Passenger Van	1475		35,000		0	0	Planning Phase

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No				<b>Federal FY of Grant: FY2004</b>		
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	
<b>TOTAL: FY 2004</b>				<b>548,561</b>	<b>-</b>	<b>0</b>	<b>0</b>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50104 Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2004</b>	
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	
IL83-01							
Champion Park Apts	9/6/2006	-		9/5/2008			
IL83-02							
Collier Garden Apts	9/6/2006	-		9/5/2008			
IL83-07							
R.Johnston Garden Apts	9/6/2006	-		9/5/2008			
IL83-08							
D'Agnolo Garden Apts	9/6/2006	-		9/5/2008			
PHA-Wide	9/6/2006	-		9/5/2008			





## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
<b>PHA Name:</b> <b>Winnebago County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50100 Replacement Housing Factor Grant No: IL06 R083 50100			<b>Federal FY of Grant:</b> <b>FY 2000</b>	
<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: <b>9/03</b> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	757	757	757	757	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	35,000	55,657	55,657	55,609	
8	1440 Site Acquisition					
9	1450 Site Improvement	19,529	0	0	0	
10	1460 Dwelling Structures	574,337	573,209	573,209	549,950.13	
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	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50100 Replacement Housing Factor Grant No: IL06 R083 50100	<b>Federal FY of Grant:</b> FY 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/03  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	629,623	629,623	573,209	606,296.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	15,000	15,000	15,000	15,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50100 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>FY2000</b>		
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	
IL83-01	Renovation Lwr Chestnut	1460		264,284	0	0	0	Deferred for
Champion Park	Sitework	1450		19,529	0	0	0	Hope VI/83-02
IL83-02	Unit upgrade: Painting/Flooring	1460		43,200	0	0	0	completed
Collier Garden	Unit upgrade: Carpeting	1460		0	17,500	17,500	17,500	completed
	Unit upgrade: Bathroom Renovation	1460		120,000	247,821	247,821	247,821	completed
	Unit upgrade:Modify to 504	1460		15,000	15,000	15,000	15,000	completed
	Smoke Detector: Replacement	1460		4,050	0	0	0	Completed F99
	Trash Compactor: Repair/Replacement	1460		32,803	36,094	36,094	32,484	completed
	Emergency Boiler Replacement	1460		0	10,572.87	10,572.87	3976	In progress
IL83-07	Windows/Screens	1460		47,500	0	0	0	Deferred to FY01
R.Johnston Grdn	Exterior Painting-Emergency	1460		0	2,767.37	2,767.37	2,767.37	completed
	Emerg'cy Plmbg/Fire Protectn/Water Hrs	1460		0	65,018	65,018	58,430	In progress
	Emergency Boiler Replacement	1460		0	45,179.50	45,179.50	38,695.50	In progress
IL83-08	Windows/Screens	1460		47,500	0	0	0	Deferred FY01
D'Agnolo Garden	Exterior Painting-Emergency	1460		0	42,718.76	42,718.76	42,718.76	completed

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50100 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: FY2000</b>		
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	Emerg'cy Plmbg/Fire Protectn/Water Hrs	1460		0	58,430	58,430	58,430	In progress
		1460		0	32,107.50	32,107.50	32,107.50	In progress
	Emergency Boiler Replacement	1410		757	757	757	757	Completed
	Administration/Sundry Fees/Costs	1430		35,000	55,657	55,657	55,609	In progress
	<b>TOTAL: FY 2000</b>				<b>629,623</b>	<b>629,623</b>	<b>629,623</b>	<b>606,296.13</b>

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50100 Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2000</b>	
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	
IL83-01 Champion Park Apts	03/31/2002		03/31/02	06/30/2003			
IL83-02 Collier Garden Apts	03/31/2002		03/31/02	06/30/2003			
IL83-07 R.Johnston Garden Apts	03/31/2002		03/31/02	06/30/2003			
IL83-08 D'Agnolo Garden Apts	03/31/2002		03/31/02	06/30/2003			
PHA-Wide	03/31/2002		03/31/02	06/30/2003			





## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P08350105 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <div style="background-color: yellow; padding: 2px; display: inline-block;"><b>FY 2005</b></div>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	75,000			
4	1410 Administration	3,165			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	260,000			
11	1465.1 Dwelling Equipment—Nonexpendable	145,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Winnebago County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P08350105 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FY 2005</b>
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>548,165</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	260,000			
24	Amount of line 21 Related to Security – Soft Costs	75,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**      **FY2005**      **IL06 P083 50105**

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: to be assigned Replacement Housing Factor Grant No: to be assigned				Federal FY of Grant: FY2004		
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	
IL83-01	CP: PHA Admin/Cmty Services Bldg.	1470		145,000				
Champion Park								
IL83-02	Kitchen Renovation w/504 Mod	1460		200,000				
Collier Garden	Appliances	1475		30,000				
IL83-07	Unit upgrade w/504 Mod.	1460		30,000				
R.JohnstonGarden								
IL83-08	Unit upgrade w/504 Mod	1460		30,000				
D'Agnolo Garden								
PHA Wide	Management Improvement/Security	1408		75,000				
	Administration/Sundry	1410		3,165				
	Fees and Costs	1430		35,000				
	<b>Total CFP Estimated Cost: FY2005</b>			<b>548,165</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule FY2005** **IL06 P083 50105**

PHA Name: Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: to be Assigned Replacement Housing Factor No: to be assigned	<b>Federal FY of Grant: FY 2005</b>
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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	
IL83-01 Champion Park Apts	09/06/2007			09/05/2009			
IL83-02 Collier Garden Apts	09/06/2007			09/05/2009			
IL83-07 R.Johnston Garden Apts	09/6/2007			09/05/2009			
IL83-08 D'Agnolo Garden Apts	09/06/2007			09/05/2009			
PHA-WIDE	09/06/2007			09/05/2009			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Wnnebago County Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2006</b> PHA FY:	Work Statement for Year 3 FFY Grant: <b>2007</b> PHA FY:	Work Statement for Year 4 FFY Grant: <b>2008</b> PHA FY:	Work Statement for Year 5 FFY Grant: <b>2009</b> PHA FY:
	Annual Statement				
IL83-01: Chmpn Park		0	0	0	0
IL83-02 :Collier Grdn		230,000	285,000	336,952	130,700
IL83-07:Johnstn Grdn		205,000	71,400	32,802	241,750
IL83-08:D'Agnolo		11,000	85,800	74,937	75,440
PHA-Wide		102,165	105,965	103,474	100,275
CFP Funds Listed for 5-year planning		<b>548,165</b>	<b>548.165</b>	<b>548,165</b>	<b>548,165</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: PHA FY: <b>2006</b>			Activities for Year: <u>3</u> FFY Grant: PHA FY: <b>2007</b>		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Annual Statement	Champion Park Apts IL83-01			Champion Park Apts IL83-01		
	Collier Garden Apts IL83-02	Kitchen Renovation Appliances	200,000 30,000	Collier Garden Apts IL83-02	Kitchen Renovation Appliances	250,000 35,000
	R.Johnston Garden Apts IL83-07	Sitework/Parking (504) Unit upgrade	200,000 5,000	R.Johnston Garden Apts IL83-07	Bathrm / wtr closet Elec/Grnd fault	52,200 19,200
	D'Agnolo Garden Apts IL83-08	Sitework/Walks (504) Unit upgrade	6,000 5,000	D'Agnolo Garden Apts IL83-08	Bathrm/wtr.closet Grab bar, Grnd fault	52,200 33,600
	PHA-Wide	Mgtment Imp/Security Admin/Sundry Fees/Costs	75,000 2,165 25,000	PHA-Wide	Mgtment Imp/Security Admin/Sundry Fees/Costs	75,000 965 30,000
	<b>Total CFP Estimated Cost</b>			<b>\$548,165</b>		<b>\$548,165</b>

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : _4_ FFY Grant: PHA FY: 2008			Activities for Year: _5_ FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Champion Park Apts IL83-01		0			0
Collier Garden Apts IL83-02	Kitchen Renovation Appliances	210,000 30,000	Collier Garden Apts IL83-02	Carpet: Common Area Sitewrk: Sidewalks/Curb	108,000 22,700
	Window Replacement New Entry Doors	90,000 6,952	Johnston Garden Apts	Kitchen Renovation Appliances/Refrigerator	215,000 26,750
Johnston Garden Apts IL83-07	Interior Handrails/504 Smoke Detectors Entry/Interior Doors	16,410 15,200 1,192			
D'Agnolo Garden Apts IL83-08	Interior Handrails/504 Ventilation/Roof Mounted Entry/Interior Doors	12,025 60,000 2,912	D'Agnolo Garden Apts	Kitchen Renovation Appliances/Stove & Ref	22,440 53,000
PHA-Wide	Mgtment Imp/Security Adminstration/Sundry Fees/Costs	75,000 3,474 25,000	PHA-Wide	Mgtment Imp/Security Administratoin/Sundry Fees/Costs	75,000 275 25,000
<b>Total CFP Estimated Cost</b>		<b>\$548,165</b>			<b>\$548,165</b>

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

*S A M P L E*

PHA Name <i>Anytown Housing Authority</i>						<input 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: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	<b>Annual Statement</b>					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Replacement Housing Factor Grant No. IL06R083 50101			Federal FY of Grant: <b>FY 2001</b> <b>RHFG</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	40,963	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Replacement Housing Factor Grant No. IL06R083 50101	<b>Federal FY of Grant:</b> FY 2001 RHFG
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>40,963</b>	<b>-</b>	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No Replacement Housing Factor Grant No: IL06 R083 50101				<b>Federal FY of Grant: FY2001</b> RHF Grant		
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	
	Housing Replacement/Development Activities			40,963	-	0	0	Planning Phase
	<b>Total: Replacement Housing Factor FY2001</b>			<b>40,963</b>	<b>-</b>	<b>0</b>	<b>0</b>	



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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06 R083 P50101					Federal FY of Grant: <b>FY 2001</b> RHF Grant	
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		





## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Winnebago County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102			<b>Federal FY of Grant:</b> <b>FY 2002</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	115,138	115,138	115,138.00
3	1408 Management Improvements				
4	1410 Administration	2,267	2,267	2,267	1,232.52
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	20,000	20,000	15,515.76
8	1440 Site Acquisition				
9	1450 Site Improvement	26,036	0	0	0
10	1460 Dwelling Structures	527,389	438,287	438,287	438,287.00
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102	<b>Federal FY of Grant:</b> FY 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>575,692</b>	<b>575,692</b>	<b>575,692</b>	<b>570,173.28</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	144,000	282,458.12	282,458.12	282,458.12
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102				Federal FY of Grant: <b>FY2002</b>		
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	
IL83-01	Renovation Lwr Chestnut	1460		259,389	0	0	0	Hope6 site funds applied to 83-02
Champion Park	Sitework	1450		26,036	0	0	0	See Above
IL83-02	Unit upgrade: Bathrm Renovtn(504)	1460		144,000	116,138.90	116,138.90	116,138.90	Complete
Collier Garden	Conference Room Renovation	1460		0	14,770.88	14,770.88	14,770.88	Completed
	Unit upgrade: Bathrm Renovtn (Awing)	1460		0	166,319.22	166,319.22	166,319.22	Complete
IL83-07	Windows/Replacement	1460		62,000	69,804	69,804	69,804.00	Complete
R.Johnston Grdn								
IL83-08	Windows/Replacement	1460		62,000	71,254	71,254	71,254.00	Compleat
PHA-Wide	Operations	1406		00	115,138	115,138	115,138.00	Completed
	Administration/sundry	1410		2,267	2,267	2,267	1,232.52	In progress
	A/E Fees and CostsOperations	1430		20,000	20,000	11,790.04	15,515.76	In progress

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50102 Replacement Housing Factor Grant No: IL06 R083 50102				Federal FY of Grant: <b>FY2002</b>		
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	
<b>TOTAL: FY 2002</b>				<b>575,692</b>	<b>575,692</b>	<b>575,692</b>	<b>570,173.28</b>	
<b>Replacement Housing Factor</b>				39,115	39,115	0	0	<b>Reserved</b>
				<u>614,807</u>	<u>614,807</u>	<u>575,692</u>	<u>570,173.28</u>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50102 Replacement Housing Factor No: IL06 R083 50102				Federal FY of Grant: <b>FY 2002</b>	
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	
IL83-01							
Champion Park Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-02							
Collier Garden Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-07							
R.Johnston Garden Apts	03/31/2004		3/31/2004	06/30/2005			
IL83-08							
D'Agnolo Garden Apts	03/31/2004		3/31/2004	06/30/2054			
PHA-Wide	03/31/2004		3/31/2004	06/30/2054			





## CAPITAL FUND PROGRAM

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
<b>PHA Name:</b> <b>Winnebago County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103			<b>Federal FY of Grant:</b> <b>FY 2003</b>	
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	75,000	-	62,967.00	48,985.36	
4	1410 Administration	2,338	-	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	50,000	-	16,140.04	0	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	182,617	-	84,145.78	84,145.78	
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	137,000	-	49,175.00	19,345.00	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103	<b>Federal FY of Grant:</b> FY 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **9/04**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>446,955</b>	<b>-</b>	<b>212,427.82</b>	<b>152,476.14</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	60,000	182,617	84,145.780	84,145.78
24	Amount of line 21 Related to Security – Soft Costs	75,000	75,000	62,967.00	48,985.36
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103				Federal FY of Grant: <b>FY2003</b>		
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	
IL83-01	Relocation Cost	1495		137,000	-	49,175.00	19,345.00	In Progress
Champion Park	k							
IL83-02	Unit upgrade: Bathrm Renovtn(504)	1460		122,617	-	84,145.78	84,145.78	Complete-Evaluate for reprogramming
Collier Garden								
IL83-07	Common Areas (504)	1460		30,000	-	0	0	Planning Phase
R.Johnston Grdn								
IL83-08	Common Areas (504)	1460		30,000	-	0	0	Planning Phase
PHA-Wide	Management Improvements	1408		75,000	-	62,967.00	48,985.36	In progress
	Administration/sundry	1410		2,338	-	0	0	Planning Phase
	A/E Fees and Costs-	1430		50,000	-	16,140.04	0	In progress

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50103 Replacement Housing Factor Grant No: IL06 R083 50103				<b>Federal FY of Grant: FY2003</b>		
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	
<b>TOTAL: FY 2003</b>				<b>446,955</b>	-	<b>212,427.82</b>	<b>152,476.14</b>	<b>Reserved</b>
<b>Replacement Housing Factor</b>				30,368	-	0	0	
				<u>477,323</u>	-	<u>0</u>	<u>0</u>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50103 Replacement Housing Factor No: IL06 R083 50103				Federal FY of Grant: <b>FY 2003</b>	
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	
IL83-01							
Champion Park Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-02							
Collier Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-07							
R.Johnston Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate w/HUD's Target Dates
IL83-08							
D'Agnolo Garden Apts	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To Coordinate w/HUD's Target Dates
PHA-Wide	03/31/2005	9/17/2005		06/30/2007	9/17/2007		To coordinate W/Hud's Target Dates





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50203 Amendment			Federal FY of Grant: <b>FY 2003 Amendment</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	100,814	--	0	0
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50203 Amendment	<b>Federal FY of Grant:</b> FY 2003 Amendment
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>100,814</b>	-	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	75,000	-	0	0
24	Amount of line 21 Related to Security – Soft Costs		-		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50203 Amendment Replacement Housing Factor Grant No:			<b>Federal FY of Grant: FY2003</b> Amendment			
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	
IL83-01	Champion Park							
IL83-02	504 Modifications(Common Areas Pkg)	1460		75,000	-	0	0	Planning Phase
Collier Garden	Emergency Heating/Plmbg Repairs	1460		25,814		0	0	Planning Phase
<b>TOTAL: FY 2003 Amendmt</b>				<b>100,814</b>		<b>0</b>	<b>0</b>	

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50203 Amendment Replacement Housing Factor Grant No:			<b>Federal FY of Grant: FY2003</b> Amendment			
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	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50103 Amendment Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2003 Amendment</b>	
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	
IL83-02							
Collier Garden Apts	06/30/2006			06/30/2008			





## CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FY 2004</b>
<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: <b>9/04</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	75,000	-	0	0
4	1410 Administration	1,323	-	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	-	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	312,238	-	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	105,000		0	0
13	1475 Nondwelling Equipment	35,000			
14	1485 Demolition			0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

<b>PHA Name:</b> Winnebago County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>548,561</b>	-	<b>0</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	100,000		0	0
24	Amount of line 21 Related to Security – Soft Costs	75,000		0	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Winnebago County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No				Federal FY of Grant: <b>FY2004</b>		
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	
IL83-01	CP: PHA Admin/Cmty Srvs buBuilding	1470		105,000	-	0	0	Planning Phase
Champion Park	k							
IL83-02	Emerg'y: Heating/Plmb	1460		137,238	-	0	0	Planning Phase
Collier Garden								
PHA-Wide	Mgtmt Imprvmts: Security	1408		75,000	-	0	0	Planning Phase
	Admin/Sundry	1410		1,323	-	0	0	
	Fees/Costs	1439		20,000				
	504 Modifications/Commona Area, Prkg, Units PHA-Wide)	1460		100,000	-	0	0	Planning Phase
	Vehicle/Passenger Van	1475		35,000		0	0	Planning Phase

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

PHA Name: Winnebago County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06 P083 50104 Replacement Housing Factor Grant No				<b>Federal FY of Grant: FY2004</b>		
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	
<b>TOTAL: FY 2004</b>				<b>548,561</b>	<b>-</b>	<b>0</b>	<b>0</b>	

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

PHA Name: <b>Winnebago County Housing Authority</b>		Grant Type and Number Capital Fund Program No: IL06 P083 50104 Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2004</b>	
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	
IL83-01							
Champion Park Apts	9/6/2006	-		9/5/2008			
IL83-02							
Collier Garden Apts	9/6/2006	-		9/5/2008			
IL83-07							
R.Johnston Garden Apts	9/6/2006	-		9/5/2008			
IL83-08							
D'Agnolo Garden Apts	9/6/2006	-		9/5/2008			
PHA-Wide	9/6/2006	-		9/5/2008			





## Chapter 4

### TENANT SELECTION AND ASSIGNMENT PLAN

(Includes Preferences and Managing the Waiting List)

[24 CFR 960.204]

#### **INTRODUCTION**

It is the PHA's policy that each applicant shall be assigned an appropriate place **on the waiting list for the project(s) in which the applicant wishes to reside**. Applicants will be listed in sequence based upon date and time the application is received, the size and type of unit they require, **the site in which they wish to reside** and factors of preference or priority. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence, **with the goal of accomplishing deconcentration of poverty and income-mixing objectives**. The PHA will offer the unit until it is accepted. This Chapter describes the PHA's policies with regard to the number of unit offers that will be made to applicants selected from the waiting list.

## **PHA's Objectives**

**\* PHA policies will be followed consistently and will affirmatively further HUD's fair housing goals.**

**It is the PHA's objective to ensure that families are placed in the proper order on the waiting list so that the offer of a unit is not delayed to any family unnecessarily or made to any family prematurely. This chapter explains the policies for the management of the waiting list.**

**\* When appropriate units are available, families will be selected from the waiting list in their preference-determined sequence.**

**By maintaining an accurate waiting list, the PHA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available to fill unit vacancies in a timely manner. Based on the PHA's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool." Selection from the pool will be based on completion of verification.**

## **A. MANAGEMENT OF THE WAITING LIST**

The PHA will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:

The application will be a permanent file.

All applicants in the pool will be maintained in order of preference.

Applications equal in preference will be maintained by date and time sequence.

All applicants must meet applicable income eligibility requirements as established by HUD.

### **Opening and Closing the Waiting Lists**

The PHA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. **The PHA may open or close the list by local preference category.**

The decision to close the waiting list will be based on the number of applications available for a particular size and type of unit, **the number of applicants who qualify for a local preference**, and the ability of the PHA to house an applicant in an appropriate unit within a reasonable period of time.

When the PHA opens the waiting list, the PHA will advertise through public notice in the following newspapers, minority publications and media entities. location(s), and program(s) for which applications are being accepted in the local paper of record, "minority" newspapers, and other media including:

**The Rockford Register Star Newspaper.**

**The Vital Force Newspaper.**

**The El Hispano Newspaper.**

**The Social Security Administration local office.**

**The Regional Access & Mobilization Project, Inc. local office.**

The notice will contain:

The dates, times, and the locations where families may apply.

**\* Any system of site-based waiting list offered by the PHA.**

The programs for which applications will be taken.

A brief description of the program.

**\* A statement that Section 8 participants must submit a separate application if they want to apply for Public Housing.**

Limitations, if any, on who may apply.

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the PHA address and telephone number, how to submit an application, information on eligibility requirements and the availability of local preferences.

Upon request from a person with a disability, additional time will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

### **When Application Taking is Suspended**

\* The PHA may suspend the acceptance of applications if there are enough local Preference holders to fill anticipated openings for the next 12 months.

**The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.**

During the period when the waiting list is closed, the PHA will not maintain a list of individuals who wish to be notified when the waiting list is open.

\* Suspension of application taking is announced in the same way as opening the waiting list.

The open period shall be long enough to achieve a waiting list adequate to cover projected turnover over the next 12 months. The PHA will give at least **three calendar days'** notice prior to closing the list. When the period for accepting applications is over, the PHA will add the new applicants to the list by:

\* Separating the new applicants into groups based on preferences and unit size and ranking applicants within each group by date and time of application.

The PHA will update the waiting list at least annually by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail or telephone. At the time of initial intake, the PHA will advise families of their responsibility to notify the PHA when mailing address or telephone numbers change.

### **Reopening the List**

If the waiting list is closed and the PHA decides to open the waiting list, the PHA will publicly announce the opening.

Any reopening of the list is done in accordance with the HUD requirements.

\* Even though there are enough applicants on the waiting list to fill the turnover within the next 18 months, if there are not enough applicants who claim a local preference, the PHA may elect to accept applications from applicants who claim a local preference **ONLY**, and continue to keep the waiting list closed.

### **Limits on Who May Apply**

When the waiting list is open,

\* Depending upon the composition of the waiting list with regard to family types and preferences and to better serve the needs of the community, at times the PHA may only accept applications from:

**\* Any family claiming local preferences.**

\* If there are sufficient applications from elderly families, disabled families, and displaced singles, applications will not be accepted from Other Singles.

When the application is submitted to the PHA:

\* It establishes the family's date and time of application for placement order on the waiting list.

### **Multiple Families in Same Household**

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family unit.

**\* B. SITE BASED WAITING LISTS**

**\* The PHA offers a system of site-based waiting lists.**

**\* Applicants may apply directly at the project or projects in which they seek to reside.**

**\* When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on other site-based waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least 12 months, based on anticipated turnover at the development.**

**Every reasonable action will be taken by the PHA to assure that applicants can make informed choices regarding the project(s) in which they wish to reside. The PHA will disclose information to applicants regarding the location of available sites, occupancy number and size of accessible units. The PHA will also include basic information relative to amenities such as day care, security, transportation, training programs, and an estimate of the period of time the applicant will likely have to wait to be admitted to units of different types.**

**Monitoring Site-Based Waiting Lists**

**The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered.**

**The PHA will monitor its system of site-based waiting lists at least every three years to assure that racial steering does not occur. If the PHA's analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.**

**\* The PHA will assess changes in racial, ethnic or disability-related tenant composition at each PHA site that has occurred during the implementation of the site-based waiting lists. The PHA will make this assessment based on MTCS data that has been confirmed to be complete and accurate by an independent audit.**

**\* This independent audit may be the PHA's annual independent audit.**

**\* The PHA has established site-based waiting lists for the following properties:**

**Champion Park**

**Collier Gardens**

**Robert Johnston Gardens**

**D'Agnolo Gardens**

### **C. WAITING LIST PREFERENCES**

A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the waiting list. Every applicant must meet the PHA's Selection Criteria as defined in this policy.

**The PHA's preference system will work in combination with requirements to match the characteristics for the family to the type of unit available, including units with targeted populations, and further deconcentration of poverty in public housing. When such matching is required or permitted by current law, the PHA will give preference to qualified families.**

**Families who reach the top of the waiting list will be contacted by the PHA to verify their preference and, if verified, the PHA will complete a full application for occupancy. Applicants must complete the application for occupancy and continue through the application processing and may not retain their place on the waiting list if they refuse to complete their processing when contacted by the PHA.**

**Among applicants with equal preference status, the waiting list will be organized by date and time.**

## Local Preferences

\* Local preferences will be used to select among applicants on the waiting list. Public notice with opportunity for public comment will be held before the PHA adopts any local preference.

\* The notice will be distributed following the same guidelines as those used for opening or closing the waiting list.

\* The PHA uses the following Local Preferences:

\* Residency preference: for families who live, work, or have been hired to work or who are attending school, or are participating in training programs in the jurisdiction.

• Veteran preference: veterans or surviving spouses of veterans.

\* Victims of Reprisals: for families that have provided information on criminal activities to a law enforcement agency and, after a threat assessment, the law enforcement agency recommends rehousing the family to avoid or reduce risk of violence against the family.

\* The family must be part of a Witness Protection Program, or the HUD Office or law enforcement agency must have informed the PHA that the family is part of a similar program.

\* The PHA will take precautions to ensure that the new location of the family is concealed in cases of witness protection.

\* Victims of Hate Crimes: for families where a member of the family has been the victim of one or more hate crimes, and the applicant has vacated the unit because of the crime or the fear of such a crime has destroyed the applicant's peaceful enjoyment of the unit.

\* A hate crime is actual or threatened physical violence or intimidation that is directed against a person or his property and is based on the person's race, color, religion, sex, national origin, disability or familial status, including sexual orientation, and occurred within the last three days or is of a continuing nature.

\* Working preference (24 CFR 5.415): for families where the head, spouse or sole member is employed. This preference is extended equally to an applicant whose head or spouse are age 62 or older, or an applicant whose head or spouse meet the HUD/Social Security definition of disability.

\*This includes families who are graduates of or participants in educational and training programs designed to the prepare the individual for the job market.

• Involuntary Displacement Due to Domestic Violence: Actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other

household member who lives in the unit with the family.

The actual or threatened violence must have occurred within the past 10 days or be of a continuing nature.

An applicant who lives in a violent neighborhood or is fearful of other violence outside the household is not considered involuntarily displaced.

To qualify for this preference, the abuser must still reside in the unit from which the victim was displaced. The applicant must certify that the abuser will not reside with the applicant unless the PHA gives prior written approval.

The PHA will approve the return of the abuser to the household under the following conditions:

A counselor, therapist, or other knowledgeable professional recommends in writing that the individual be allowed to reside with the family.

If the abuser returns to the family without approval of the PHA, the PHA will deny or terminate assistance for breach of the certification.

The PHA will take precautions to ensure that the new location of the family is concealed in cases of domestic violence.

### **Treatment of Single Applicants**

**\* All families with children, elderly families and disabled families will have an admission preference over "Other Singles".**

#### **\* Singles Preference**

\* Applicants who are elderly, disabled, or displaced households of no more than two persons will be given a selection priority over all "Other Single" applicants regardless of preference status.

\* "Other Singles" denotes a one-person household in which the individual member is neither elderly, disabled, or displaced by government action. Such applicants will be placed on the waiting list in accordance with their preferences, but cannot be selected for assistance before any *one or two person* elderly, disabled or displaced family regardless of local preferences.

**D. FACTORS OTHER THAN PREFERENCES THAT AFFECT SELECTION OF APPLICANTS**

**Before applying its preference system, the PHA will first match the characteristics of the available unit to the applicants available on the waiting lists. Factors such as unit size, accessible features, deconcentration or income mixing, income targeting, or units in housing designated for the elderly limit the admission of families to those characteristics that match the characteristics and features of the vacant unit available.**

**By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application.**

## **E. INCOME TARGETING**

**The PHA will monitor its admissions to ensure that at least 40 percent of families admitted to public housing in each fiscal year shall have incomes that do not exceed 30% of area median income of the PHA's jurisdiction.**

**\*Hereafter families whose incomes do not exceed 30% of area median income will be referred to as "extremely low income families."**

**The PHA shall have the discretion, at least annually, to exercise the "fungibility" provision of the QHWRA by admitting less than 40 percent of "extremely low income families" to public housing in a fiscal year, to the extent that the PHA has provided more than 75 percent of newly available vouchers to "extremely low income families." This fungibility provision discretion by the PHA is also reflected in the PHA's Administrative Plan.**

**The fungibility credits will be used to drop the annual requirement below 40 percent of admissions to public housing for extremely low income families by the lowest of the following amounts:**

**The number of units equal to 10 percent of the number of newly available vouchers in the fiscal year; or**

**The number of public housing units that 1) are in public housing projects located in census tracts having a poverty rate of 30% or more, and 2) are made available for occupancy by and actually occupied in that year by, families other than extremely low-income families.**

**The Fungibility Floor: Regardless of the above two amounts, in a fiscal year, at least 30% of the PHA's admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause the PHA's overall requirement for housing extremely low-income families to drop to 30% of its newly available units.**

**\* F. UNITS DESIGNATED FOR THE ELDERLY**

[Reserved]

**G. UNITS DESIGNATED FOR THE DISABLED**

[Reserved]

## **H. MIXED POPULATION UNITS**

A mixed population project is a public housing project, or portion of a project that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other PHA preferences will be applied.

## **I. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with the PHA's occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to the PHA's general occupancy units.

\* The PHA will use its local preference system as stated in this chapter for admission of eligible families to its general occupancy units.

\* All families with children, elderly families and disabled families, will have an admission preference over "Other Singles."

### **\* Singles Preference**

\* Single persons who are not elderly, disabled or displaced will not be admitted before elderly, disabled and displaced families of up to two persons, regardless of preference.

## **J. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

**The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.**

**Gross annual income is used for income limits at admission and for income-mixing purposes.**

**Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.**

**The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.**

## **Deconcentration and Income-Mixing Goals**

**The PHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit higher income families to lower income developments, and lower income families to higher income developments.**

**If a unit becomes available at a lower income development, and there is no higher income family on the waiting list or no higher income family accepts the offer, then the unit will be offered to the next family regardless of income.**

**If a unit becomes available at a higher income development, and there is no lower income family on the waiting list or no lower income family accepts the offer, then the unit will be offered to the next family regardless of income.**

## **Project Designation Methodology**

**The PHA will determine and compare tenant incomes at all general occupancy developments.**

**Upon analyzing its findings the PHA will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.**

**The PHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.**

**Skipping of families for deconcentration purposes will be applied uniformly to all families.**

**When a unit becomes available at a lower income development, the unit will be offered to a higher income family. When a unit becomes available at a higher income development, the unit will be offered to a lower income family.**

## **Deconcentration Methodology**

**The PHA shall admit lower income families to higher income buildings (or developments) and admit higher income families to lower income buildings (or developments) using the following steps:**

**Step 1: The PHA will annually determine the average income of all families residing in all of its general occupancy (family) developments (including families residing in developments approved for demolition or conversion to tenant-based assistance and families residing in public housing units in mixed-finance developments).**

**Step 2: The PHA will annually determine the average income of all families residing in each building of each general occupancy development.**

**Step 3: The PHA will annually characterize each building of each general occupancy development as higher income or lower income based on whether the average income in the building is above or below the overall average.**

**Step 4: The PHA will determine which families on the waiting list have incomes higher than the PHA-wide average and designate these families “higher income families,” and which have incomes lower than the PHA-wide average and designate these families “lower income families.”**

**Step 5: When a unit becomes available in a higher income building, the PHA shall skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, the PHA shall skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit.**

**If the waiting list does not contain a family in the income category to whom the unit is to be offered, the PHA shall offer the unit to a family in the other income category.**

## **Definition of Building for Purposes of Deconcentration**

**For purposes of deconcentration, a “building” is one or more contiguous structures containing at least 8 public housing units.**

**For scattered site and small developments, if a development contains no structures that qualify as a building, the deconcentration requirement is applied to the entire development as if the development were a building.**

**For mixed-finance developments and units newly added to the PHA’s public housing stock, the deconcentration requirement is:**

**For the initial lease-up of vacant public housing units, the average income for the public housing units in each building must not exceed the PHA’s average overall income.**

**After the initial lease-up, the leasing of public housing units is covered by the deconcentration steps listed above.**

**If the PHA has provided the family that resided in public housing on the site of a mixed-finance or other development the right to return to that development after revitalization, the deconcentration policy does not preclude fulfilling that commitment.**

**A family has the sole discretion whether to accept an offer of a unit made under the deconcentration policy.**

**The PHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit.**

**The PHA shall uniformly limit the number of offers received by applicants, described in this chapter.**

**Nothing in the deconcentration policy relieves the PHA of the obligation to meet the income targeting requirements**

**\* PHA Incentives for Higher Income Families**

The PHA will offer certain incentives to higher income families willing to move into lower income projects. The PHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA will offer the following incentives for higher income families moving into lower income projects:

- \* PHA will waive the security deposit.
- \* PHA will pay for the installation of telephone service.
- \* PHA will pay for utilities hookup.
- \* PHA will allow occupancy standards of one child per bedroom.

**K. PROMOTION OF INTEGRATION**

Beyond the basic requirement of nondiscrimination, PHA shall affirmatively further fair housing to reduce racial and national origin concentrations.

The PHA shall not require any specific income or racial quotas for any development or developments.

A PHA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

**L. VERIFICATION OF PREFERENCE QUALIFICATION**

\* The family may be placed on the waiting list upon their certification that they qualify for a preference. When the family is selected from the waiting list for the final determination of eligibility, the preference will be verified.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the waiting list and ranked without the Local Preference and given an opportunity for a review.

\* If at the time the family applied, the preference claim was the only reason for placement of the family on the waiting list and the family cannot verify their eligibility for the preference as of the date of application, the family will be removed from the list.

\* When the PHA anticipates that the family will be notified in the near future to complete a full application, the family will be sent a Preference Verification letter to the applicant's last

known address, requesting verification of the family's preference. The PHA will verify the preference before the applicant's interview is conducted.

### **Change in Circumstances**

Changes in an applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify the PHA in writing when their circumstances change. When an applicant claims an additional preference, s/he will be placed on the waiting list in the proper order of their newly-claimed preference.

### **M. PREFERENCE DENIAL**

If the PHA denies a preference, the PHA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for **an informal meeting**. The applicant will have **ten calendar** days to request the meeting **in writing**. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against. **The informal meeting may be conducted by the person who made the original determination.**

**\* If the applicant falsifies documents or makes false statements in order to qualify for any preference, they will be removed from the waiting list with notification to the family.**

### **N. OFFER OF PLACEMENT ON THE SECTION 8 WAITING LIST**

**\* The PHA will not merge the waiting lists for public housing and Section 8. However, if the Section 8 waiting list is open when the applicant is placed on the public housing list, the PHA must offer to place the family on both lists. If the public housing waiting list is open at the time an applicant applies for Section 8, the PHA must offer to place the family on the public housing waiting list.**

## **O. REMOVAL FROM WAITING LIST AND PURGING**

**The waiting list will be purged at least once a year/state frequency by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.**

**If an applicant fails to respond within ten calendar days s/he will be removed from the waiting list. If a letter is returned by the Post Office without a forwarding address, the applicant will be removed without further notice, and the envelope and letter will be maintained in the file. \* If a letter is returned with a forwarding address, it will be re-mailed to the address indicated.**

**If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being unable to reply with the proscribed period.**

**\* Applicants are required to contact the PHA in writing within ten calendar days to confirm their continued interest.**

**P. OFFER OF ACCESSIBLE UNITS**

The PHA has units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, the PHA will offer such units:

First, to a current occupant of another unit of the same development, or other public housing developments under the PHA's control, who has a disability that requires the special features of the vacant unit.

Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

When offering an accessible/adaptable unit to a non-disabled applicant, the PHA will require the applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant. This requirement will be a provision of the lease agreement.

See "Leasing" chapter.

**Q. PLAN FOR UNIT OFFERS**

**The PHA plan for selection of applicants and assignment of dwelling units to assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin is:**

**\* Plan "A". Under this plan the first qualified applicant in sequence on the waiting list will be made one offer of a unit of the appropriate size.**

**The PHA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.**

## **R. CHANGES PRIOR TO UNIT OFFER**

Changes that occur during the period between removal from the waiting list and an offer of a suitable unit may affect the family's eligibility or Total Tenant Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing when applicable (See Chapter on Complaints, Grievances, and Appeals)

## **S. APPLICANT STATUS AFTER FINAL UNIT OFFER**

When an applicant rejects **two unit offers** the PHA will:

- \* **Remove the applicants name from the waiting list.**

Removal from the waiting list means:

- \* **The applicant must reapply.**
- \* **The applicant will lose any applicable local preferences for twelve months.**

## **T. TIME-LIMIT FOR ACCEPTANCE OF UNIT**

**Applicants must accept a unit offer within ten calendar days of the date the offer is made. Offers made over the telephone will be confirmed by letter. If unable to contact an applicant by telephone, the PHA will send a letter.**

### **Applicants Unable to Take Occupancy**

**If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for "*good cause*," the applicant will not be removed from the waiting list.**

**Examples of "*good cause*" reasons for the refusal to take occupancy of a housing unit include, but are not limited to:**

**An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing. [24 CFR 945.303(d)]**

**\* The family demonstrates to the PHA's satisfaction that accepting the offer will result in a situation where a family member's life, health or safety will be placed in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. The reasons offered must be specific to the family. Refusals due to the location of the unit alone are not considered to be good cause.**

**\* A qualified, knowledgeable, health professional verifies the temporary hospitalization or recovery from illness of the principal household member, other household members, or a live-in aide necessary to care for the principal household member.**

**\* The unit is inappropriate for the applicant's disabilities.**

**Applicants With a Change in Family Size or Status**

**\* Changes in family composition, status, or income between the time of the interview and the offer of a unit will be processed. The PHA shall not lease a unit to a family whose occupancy will overcrowd or underutilize the unit, unless there is not an adequate selection of families with a proper household composition.**

**U. REFUSAL OF OFFER**

**If the unit offered is inappropriate for the applicant's disabilities, the family will retain their position on the waiting list.**

**\* If the unit offered is refused for other reasons, the PHA will follow the applicable policy as listed in the "Plan for Unit Offers" section and the "Applicant Status After Final Offer" section.**

**Winnebago County Housing Authority**  
Deconcentration Plan

Response  
According to PIH Notice 2001-4  
Component 3,(6) Deconcentration and Income Mixing

- a.  Yes \_\_\_ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes \_\_\_ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

Development Name	No. of Units	Explanation (if any) [see step 4 at S902.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at S903.2(c)(1)(v)]
Champion Park IL083-01	61	903.2 (b) (2) (iii)	Public Housing Developments operated by a PHA of only one general occupancy, Family Public Housing Development.

























Winnebago County Housing Authority  
PHA Agency Plan  
Conversion of Public Housing to Tenant-Based Assistance

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

(exempted: Section 8 only PHAs)

Does the PHA Plan provide requested information as applicable. Yes

**Voluntary conversion, Required Initial Assessments:  
(REQUIRED FOR ALL PHAS in FY2002)**

PHA modified the “Annual Plan Table of Contents” and  
“Submission Checklist” to include this required attachment. Yes

PHA addressed **all** questions contained in Notice PIH 2001-  
26 (pg. 6) **and** this information is contained in an attachment  
to the template as required. Yes

If information in this component is not in compliance with PHA Plan requirements,  
Explain: N/A

Winnebago County Housing Authority  
*PHA Agency Plan*  
*Resident Advisory Board Membership*  
*Resident Advisory Board Comments*

Resident Advisory Board Membership:

Beverly Vasseur	Shirley Tracy	Leona Batttist	Carlotta Thompson
Josephine Quest	Roy Sly	Lila Wydick	Camera Johnson
Bruce Wallbloom	Mary Fuhrer	Sally Barmore	Laetia Hayes
Judy Labruyere	Maxine Jensen	Joanne Nimmer	Tina Tilson
			Robin James

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Winnebago County Housing Authority  
2901 Searles Avenue, Rockford, IL 61101

**PUBLIC COMMENTS**

Public Hearing: Agency Plan  
January 4, 2005  
9:00 A.M.

Comments on the Winnebago County Housing Authority Agency Plan FY2005 noted at the Public Hearing held on January 4, 2005 at 9:00 AM were as follows:

General Comments:

"Absolutely Satisfied." "Winnebago County Housing Authority is doing a Great Job!"

Bathroom Renovation: IL083-02 Collier Garden Apts.

Resident commented how pleased she was with Bathroom Renovation completed in 2004.

*Response: No response required.*

Kitchen Renovation: IL083-02 Collier Garden Apts:

*Resident noted that she was looking forward to Kitchen renovations in the future.*

Security & Safety:

Resident expressed concern about security because of stolen automobile.

*Response: Reviewed availability of community policing, requested additional patrol of parking lot, and reviewed vehicle registration procedure with tenant.*

Resident/Community Services:

Resident commented that she is pleased with Food Pantry, enjoys Resident Council Activities, Dinners, and events.

Common Areas:

Resident commented that she is pleased with the new cleaning service.

**Attachment: PHA Plan 5.C. Management and Maintenance Policies**  
**Winnebago County Housing Authority-Section 8 Administration Policy**

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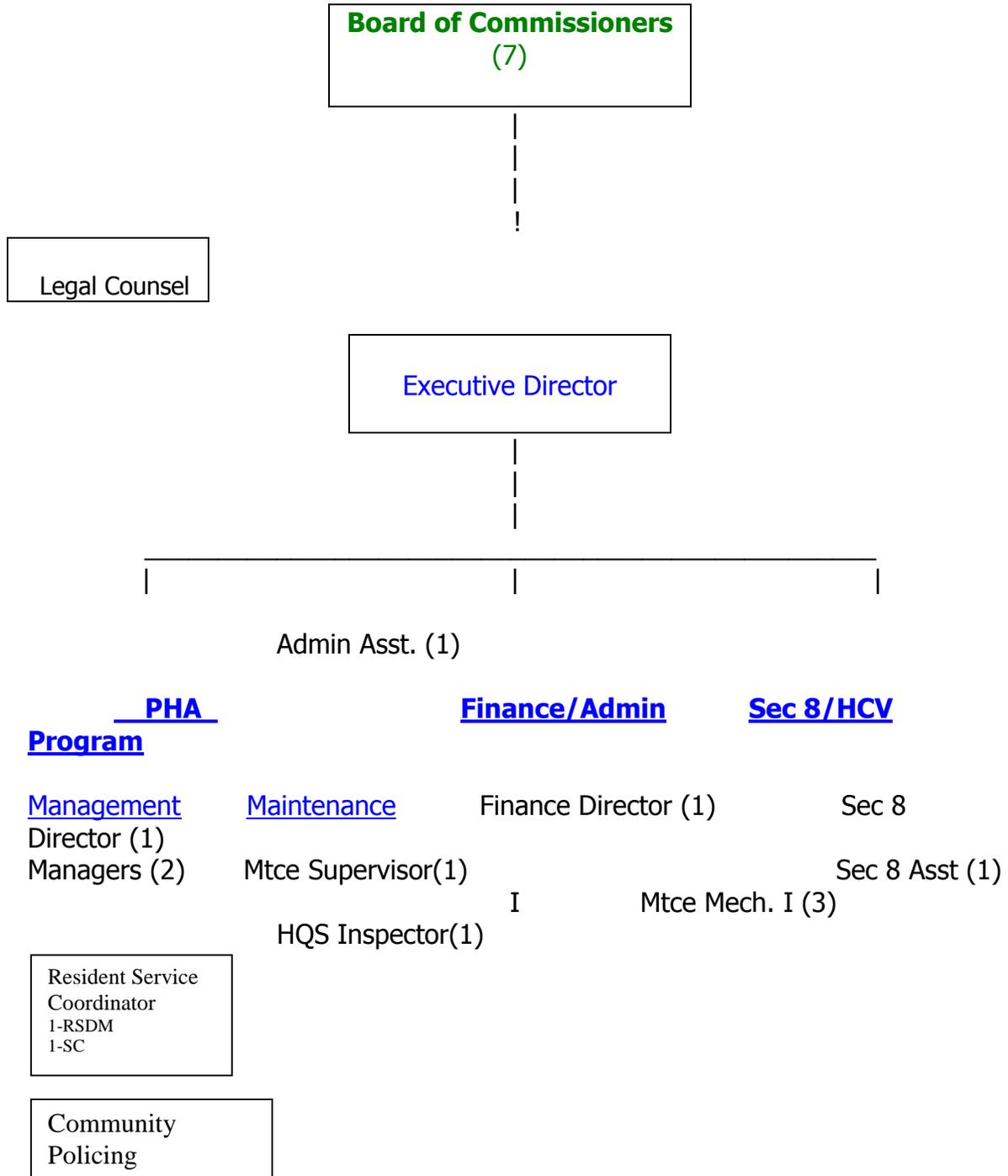
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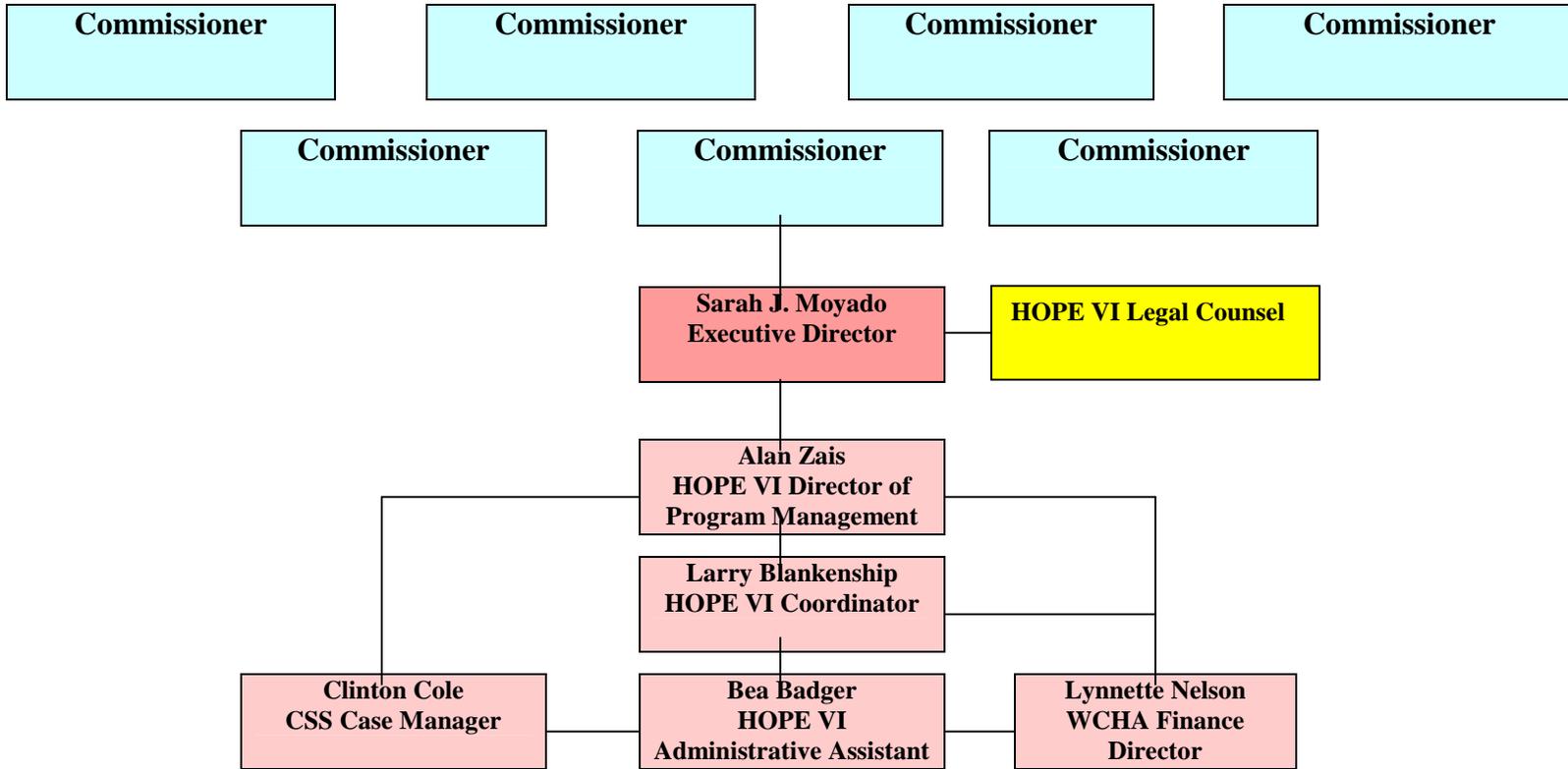
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# Winnebago County Housing Authority

## Organizational Chart





Winnebago County Housing Authority  
HOPE VI Program Organizational Chart



# **PHA Agency Plan**

## **Winnebago County Housing Authority**

### **Capital Improvement Plan**

#### **Capital Fund Program**

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in their annual plan, A Capital Improvement Plan. The attached HUD forms are our Plan. During 2004 Winnebago County Housing Authority contracted with an architectural firm to conduct a comprehensive Needs Analysis for all housing developments. The Needs Analysis not only included a physical needs and cost analysis, but also allowed for extensive resident input. The needs we currently have often exceed the resources we have to meet these needs. The prioritization decision we have made were extremely difficult to make, but are in the best interest of our residents and the community.

This plan is based on the best information that was available to Winnebago County Housing Authority at the time we prepared the Plan. Since we have not been notified of the exact amount of Capital Funds that will be available for our use in the affected fiscal year, WCHA has estimated an amount expected to be received. When exact information is received, we will make a required revision to this Plan.

