

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

PHA Plans

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

WARREN COUNTY HOUSING AUTHORITY
MONMOUTH, ILLINOIS

IL091v01

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

PHA Plan Agency Identification

PHA Name: Warren County Housing Authority

PHA Number: IL091

PHA Fiscal Year Beginning: 04/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

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

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

To provide affordable housing that is in good repair, to be stewards of public funds and trust, and to serve all customers with respect.

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:
- Base Line: 24 vacancies as of September 29, 2004 (9%)
Objective: achieve 97% occupancy or better by 03/31/09
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:(list; e.g., public housing finance; voucher unit inspections)

Objective: implement project-based accounting system by 10/01/2006

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Warren County Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Warren County Housing Authority:

**To provide affordable housing that is in good repair, to be stewards
of public funds and trust, and to serve all customers with respect.**

We have also adopted the following goals and objectives for the next five years.

Goal: Expand the supply of assisted housing

Objectives:

1. Reduce public housing vacancies:
Base Line: 24 vacancies as of September 29, 2004 (9%)
Objective: achieve 97% occupancy or better by 03/31/09
2. Leverage private or other public funds to create additional housing opportunities:

Goal: Improve the quality of assisted housing

Objectives:

1. Concentrate on efforts to improve specific management functions:(list; e.g., public housing finance; voucher unit inspections)

Implement project-based accounting system by 10/01/2006

2. Renovate or modernize public housing units:

Goal: Increase assisted housing choices

Objective:

1. Provide voucher mobility counseling:

Goal: Provide an improved living environment

Objective:

1. Implement public housing security improvements:

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

Objective:

1. Increase the number and percentage of employed persons in assisted families:

Goal: Ensure equal opportunity and affirmatively further fair housing

Objective:

1. 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:

Summary of Program Changes

For the ensuing year we made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations or discretionary changes.

- We have increased our minimum rent to \$50 for our public housing and Section 8 Programs.
- The Warren County Housing Authority is considering participation in a bond pool and proposes to use a portion of its CFP funds to repay debt incurred to finance capital improvements. We intend to use the bond proceeds for the comprehensive modernization of IL091-2, Lincoln Homes, an eighty (80) unit development. See Attachment H.

Our Agency Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Agency Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in the City of Monmouth and Warren County Illinois.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	5
ii. Table of Contents	7
1. Housing Needs	10
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	25
5. Operations and Management Policies	28
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	34
12. Community Service Programs	36
13. Crime and Safety	38
14. Pets (Inactive for January 1 PHAs)	40
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40
17. Asset Management	40
18. Other Information	41

Attachments

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

Required Attachments:

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

Optional Attachments:

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

- Attachment C: Capital Fund Program FY 2004 Annual Statement
- Attachment D: Capital Fund Program FY 2003 P & E Report (50103)
- Attachment E: Capital Fund Program FY 2003 P & E Report (50203)
- Attachment F: Capital Fund Program FY 2002 P & E Report
- Attachment H: Capital Improvement Needs – Statement of Intent
- Attachment I: Resident Board Member
- Attachment J: Listing of Resident Advisory Board Members
- Attachment K: Implementation of Community Service Requirements
- Attachment L: Pet Policy Statement
- Attachment M: Statement of Progress in Meeting Mission, Goals and Objectives

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	346	5	1	4	2	3	1
Income >30% but <=50% of AMI	364	5	1	4	2	3	1
Income >50% but <80% of AMI	330	2	5	3	2	1	1
Elderly	226	5	2	3	4	2	1
Families with Disabilities	N/A	4	5	3	5	3	3
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	31		78
Extremely low income <=30% AMI	20	65%	
Very low income (>30% but <=50% AMI)	10	32%	
Low income (>50% but <80% AMI)	1	3%	
Families with children	16	52%	
Elderly families	3	10%	
Families with Disabilities	3	10%	
Race/ethnicity-white	26	84	

Housing Needs of Families on the Waiting List			
Race/ethnicity-black	2	6%	
Race/ethnicity-hispanic	3	10%	
Race/ethnicity	---	---	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	---	---	16
1BR	15	48%	30
2 BR	3	10%	15
3 BR	8	26%	16
4 BR	5	16%	1
5 BR	---	---	---
5+ BR	---	---	---
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	50		42
Extremely low income <=30% AMI	44	88%	
Very low income (>30% but <=50% AMI)	6	12%	
Low income (>50% but <80% AMI)	0	0	
Families with	41	82%	

Housing Needs of Families on the Waiting List			
children			
Elderly families	1	2%	
Families with Disabilities	6	12%	
Race/ethnicity-white	35	70%	
Race/ethnicity-black	15	30%	
Race/ethnicity-hispanic	2	4%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
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)? Closed January 1, 2005			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes unless warranted through vouchers issued and list is depleted			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	448,115	
b) Public Housing Capital Fund	444,040	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	270,425	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004 Capital Fund	426,536	Modernization
3. Public Housing Dwelling Rental Income	400,000	P.H. Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Excess utilities	255	P.H. Operations
Investment	40,000	P.H. Operations
Other receipts	6,000	P.H. Operations
Non-dwelling rental	5,400	P.H. Operations
Resident Participation funding	6,275	P.H. Operations
Retained dwelling rental income 50/50 split	1,622	P.H. Operations
4. Non-federal sources (list below)		
Bond proceeds	1,970,000	P.H.Capital Improvements
Total resources	4,018,668	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

When families are nearing the top of the waiting list.

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)

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)

Application mailed upon request

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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)

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)

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

4. Relationship of preferences to income targeting requirements:

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

(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

(Per HUD instructions, the following questions are being substituted for the questions originally included in this Agency Plan template.)

- 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:	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)]

Documentation of the required deconcentration and income mixing analysis is a Supporting Document to the Annual Plan.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

Rental history and housekeeping habits if have been a tenant of the PHA

(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)

By mail upon request

(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:

In accordance with our adopted Section 8 Administrative Plan, we will extend the term up to 120 days from the beginning of the initial term if the family needs and request an extension as a

reasonable accommodation to make the program accessible to and usable by a family member with a disability. If the family needs an extension in excess of 120 days, we will extend the voucher term for the amount of time reasonably required for said reasonable accommodation.

Fair Market Rents have not kept pace with the actual rental market in our area. In these circumstances, applicants have a difficult time finding a unit where landlords are willing to accept the payment standard the Housing Authority can give them. If these applicants can document their attempts, the Housing Authority will give an extension

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application – 1 point
- 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 – N/A

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

Our ceiling rents are the same as our Flat Rents.

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)

If the family experiences a decrease in income, they may report and receive a reduction in their rent. Increases in income are considered at the time of the annual reexamination.

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

(2) Flat Rents

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

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

Payment Standard from Section 8 Voucher Program used as a baseline and adjustments are made for location, size, quality, type, and age of units as well as amenities, maintenance and utilities provided.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management - EXEMPT- HIGH PERFORMER

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures - EXEMPT- HIGH PERFORMER

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment B**

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

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

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

See Attachment H: Capital Improvement Needs – Statement of Intent

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (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:

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

is eligible to complete a streamlined submission due to high performer status.
High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs –EXEMPT-HIGH PERFORMER

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

See Attachment K

13. PHA Safety and Crime Prevention Measures – EXEMPT-HIGH PERFORMER

[24 CFR Part 903.7 9 (m)]

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

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

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

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

Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY-EXEMPT –HIGH PERFORMER

[24 CFR Part 903.7 9 (n)]

See Attachment L – Pet Policy Statement

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management-EXEMPT-HIGH PERFORMER

[24 CFR Part 903.7 9 (q)]

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

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

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

- 1. Resident at Costello Terrace requested an upgrade to antenna system;**
- 2. Resident at Costello Terrace suggested better site drainage at foundation of Costello Terrace to allow for water to flow away from the building;**
- 3. Resident at Kirkland Homes requested an improvement to the driveway;**
- 4. Resident at Roseland Homes requested an improvement to the site lighting.**

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

Considered comments, but determined that no changes to the PHA Plan were necessary.
Warren County Housing Authority will consider the above comments for future Capital Fund Programs.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **STATE OF ILLINOIS**

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

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

The Housing Authority will continue to offer quality affordable housing to families and elderly in its public housing program and housing payment assistance to those families in the tenant-based program.

Other: (list below)

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

The State Consolidated Plan Action Plan identifies the following State Priorities:

A. Affordable Housing

The provision of affordable housing for low and very low-income households in the State is a major priority. Specific actions required to address the affordable housing need include the preservation and rehabilitation of existing housing stock and homebuyer assistance as well as other actions.

B. Supportive Housing for the Homeless

The provision of supportive housing is a priority in the State's Consolidated Plan. In addition to programs to address supportive housing for the homeless, the State will address programs to meet the needs of the population at risk of being homeless.

C. Supportive Housing for Persons With Special Needs

The State has identified an increasing need for programs for the elderly and persons with disabilities and for housing that is integrated in and typical of local communities. This priority includes addressing the needs for persons with alcohol and substance abuse problems and the need for drug-free affordable housing.

D. Non-Housing Community Development Priorities: Economic Development and Public Facilities

This priority addresses creation and retention of jobs, and elimination of conditions detrimental to health, safety and public welfare.

The Action Plan addresses the following planning and coordination activities that will be maintained by the State regarding Public Housing Resident Initiatives:

- Provide Consolidated Plan documents to PHAs
- Invitations to public hearings
- Provision of CHAS data to PHAs
- Certifying the Consistency of Agency Plans
- Obtaining information on PHA waiting lists
- Provide program information to PHAs
- Working with PHAs on future Capital Fund projects, including bond-financing.
- Technical assistance on accessing housing technical and financial assistance programs
- Housing development programs

In summary, the Warren County Agency Plan is consistent with the Consolidated Plan of the State of Illinois.

D. Other Information Required by HUD

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

The final Agency Plan Rule contains a requirement in 24 CFR 903.7® that agency plans contain a locally derived definition of “substantial deviation” and “significant amendment or modification.”

The Warren County Housing Authority has adopted the following definition of substantial deviation and significant amendment or modification:

“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Warren County Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

Attachments

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

The following are separate file attachments:

- Attachment A: Capital Fund Program FY 2005 Annual Statement**
- Attachment B: Capital Fund Program FY 2005 Five Year Action Plan**
- Attachment C: Capital Fund Program FY 2004 Annual Statement**
- Attachment D: Capital Fund Program FY 2003 P & E Report (50103)**
- Attachment E: Capital Fund Program FY 2003 P & E Report (50203)**
- Attachment F: Capital Fund Program FY 2002 P & E Report**
- Attachment G: Deconcentration Policy**
- Attachment H: Capital Improvement Needs – Statement of Intent**
- Attachment I: Resident Board Member**
- Attachment J: Listing of Resident Advisory Board Members**
- Attachment K: Implementation of Community Service Requirements**
- Attachment L: Pet Policy Statement**
- Attachment M: Statement of Progress in Meeting Mission, Goals and Objectives**

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	20,536.00			
3	1408 Management Improvements	14,000.00			
4	1410 Administration	46,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	59,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	112,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	36,000.00			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	155,000.00			
20	1502 Contingency	20,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	462,536.00			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	22,000.00			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	40,000.00			

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

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No:IL06P09150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406						
	P H Operations		LS	20,536.00				
	Subtotal Acct 1406			20,536.00				
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408						
	Staff Training; consulting fees; computer software		LS	14,000.00				
	Subtotal Acct 1408			14,000.00				
HA-WIDE	ADMINISTRATION	1410						
	Prorated salaries & benefits for administration of CFP		LS	46,000.00				
	Subtotal Acct 1410			46,000.00				
HA-WIDE	FEES AND COSTS	1430						
	A & E fees; reimbursable costs; inspections		LS	59,000.00				
	Subtotal Acct 1430			59,000.00				
	DWELLING STRUCTURES	1460						
IL 091-1	504 upgrades for DUs		2	3,000.00				
IL 091-1	Install microlite edges on elevators		272	5,000.00				
IL 091-2	504 upgrades for DUs		2	3,000.00				
IL 091-3	504 upgrades for DU		1	1,500.00				
IL 091-4	504 upgrades for DU		1	1,500.00				
IL 091-5	504 upgrades for DU		1	1,500.00				
IL 091-6	504 upgrades for DUs		1	1,500.00				
IL 091-6	Install microlite edges on elevators		50	5,000.00				
IL 091-6	Enclose NW entry door-install windbreak		50	40,000.00				

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

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No:IL06P09150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL 091-6	Structural building repair		50	50,000.00				
	Subtotal Acct. 1460			112,000.00				
	DWELLING EQUIPMENT	1465.1						
IL091-2	Replace refrigerators		80	36,000.00				
	Subtotal Acct. 1465.1			36,000.00				
	COLLATERIZATION OR DEBT SERVICE	1501						
IL 091-2	Bond payment for 20 yr. funding	80	LS	155,000.00				
	Subtotal Acct. 1501			155,000.00				
HA WIDE	CONTINGENCY	1502						
	Set aside for cost overruns		LS	20,000.00				
	Subtotal Acct 1502			20,000.00				
	Grand Total			462,536.00				

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

PHA Name: Warren County Housing Authority			Grant Type and Number Capital Fund Program No: IL06P09150105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL091-1	09/07			09/09			
IL091-2	09/07			09/09			
IL091-3	09/07			09/09			
IL091-4	09/07			09/09			
IL091-5	09/07			09/09			
IL091-6	09/07			09/09			
PHA WIDE	09/07			09/09			

Attachment B

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Warren County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 04/01/06-03/31/07	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 04/01/07-03/31/08	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 04/01/08-03/31/09	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 04/01/09-03/31/10
	Annual Statement				
PHA-WIDE		164,686.00	154,491.00	120,611.00	227,536.00
DEBT SERVICE/COLLATERIZATION		155,000.00	155,000.00	155,000.00	155,000.00
91-1		32,000.00	5,000.00	154,925.00	16,000.00
91-2		0	0	0	0
91-3		62,350.00	61,395.00	1,000.00	13,000.00
91-4		2,000.00	78,950.00	6,000.00	11,000.00
91-5		0	7,700.00	0	10,000.00
91-6		46,500.00	0	25,000.00	30,000.00
CFP Funds Listed for 5-year planning		462,536.00	462,536.00	462,536.00	462,536.00
Replacement Housing Factor Funds		0	0	0	0

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 04/01/06-03/31/07			Activities for Year: 3 FFY Grant: 2007 PHA FY: 04/01/07-03/31/08		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA WIDE	Operations	1,700.00	PHA WIDE	Operations	7,091.00
Annual		Contingency	16,986.00		Contingency	13,400.00
Statement		Management Imp.	47,000.00		Management Imp.	9,000.00
		Adm.	46,000.00		Adm.	46,000.00
		A & E fees & inspection	48,000.00		A & E fees & inspection	54,000.00
		nondwelling equip-utility vehicle	5,000.00		Nondwelling equip-maintenance equip.	25,000.00
		subtotal	164,686.00		subtotal	154,491.00
	PHA WIDE	Debt service/Collaterization	155,000.00	PHA WIDE	Debt service/Collaterization	155,000.00
		subtotal	155,000.00		subtotal	155,000.00
	91-1	Site improvement	2,000.00	91-1	site improvement	5,000.00
	91-1	renovate public restrooms, replace 1st floor ceiling tile & lower ceiling	20,000.00		subtotal	5,000.00
	91-1	insulate E & W apt. stairwell walls-17 apts	10,000.00	91-3	paint buildings	17,995.00
		subtotal	32,000.00	91-3	Sewer repair	10,000.00
	91-3	Install playground equipment	62,350.00	91-3	Replace closet doors	7,000.00
		subtotal	62,350.00	91-3	Replace refrigerators	13,200.00
	91-4	Site improvement	2,000.00	91-3	Replace ranges	13,200.00
		subtotal	2,000.00		subtotal	61,395.00
	91-6	Site improvement	2,000.00	91-4	Replace small closet bi-fold doors	10,800.00
	91-6	Replace kitchens	27,000.00	91-4	Paint buildings	3,600.00
	91-6	Replace refrigerators	5,000.00	91-4	Replace liteing over kitchen sink	1,500.00
	91-6	Replace ranges	5,000.00	91-4	Replace driveways,restripe, add curbs, replace site liteing	63,050.00
	91-6	Replace range hoods	5,000.00		subtotal	78,950.00
	91-6	Replace backflow prevention device	2,500.00	91-5	Replace small closet bi-fold doors	1,800.00
		subtotal	46,500.00	91-5	Replace liteing over kitchen sink	500.00
				91-5	paint buildings	1,000.00
				91-5	Replace refrigerators	2,200.00
				91-5	Replace ranges	2,200.00
					subtotal	7,700.00
Total CFP Estimated Cost			\$462,536.00			\$462,536.00

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

Activities for Year : 4 FFY Grant: 2008 PHA FY: 04/01/08-03/31/09			Activities for Year: 5 FFY Grant: 2009 PHA FY: : 04/01/09-03/31/10		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	Operations	1,091.00	PHA WIDE	Operations	46,091.00
	Contingency	15,520.00		Contingency	65,445.00
	Management Imp.	9,000.00		Management Imp.	9,000.00
	ADM.	46,000.00		ADM.	46,000.00
	A & E fees & inspection	49,000.00		A & E fees & inspection	51,000.00
	subtotal	126,011.00		Nondwelling equip-maintenance equip.	10,000.00
PHA WIDE	Debt service/Collaterization	155,000.00		Subtotal	227,536.00
	subtotal	155,000.00	PHA WIDE	Debt service/Collaterization	155,000.00
91-1	Inspect, clean, route roof drains	8,000.00		subtotal	155,000.00
91-1	Clean & reseal brick	41,425.00	91-1	Site improvement	1,000.00
91-1	Replace south entry door	15,000.00	91-1	Replace sanitary lines	1,000.00
91-1	Replace balcony doors, hardware, frames	3,600.00	91-1	Reroute water main	1,000.00
91-1	Replace balcony storm doors	1,200.00	91-1	Insulate stairwells	1,000.00
91-1	Replace laundry room windows	20,000.00	91-1	Insulate boiler room	1,000.00
91-1	Install new smoke detectors in DUs	8,700.00	91-1	Replace metal bi-fold doors	1,000.00
91-1	Add security cameras& keyless entry	13,000.00	91-1	Replace stairwell fire doors	1,000.00
91-1	Replace air conditioners in DUs	44,000.00	91-1	Replace emergency generator	1,000.00
	subtotal	154,925.00	91-1	Clean apartment vents	1,000.00
91-3	Site improvements	1,000.00	91-1	Replace bathrooms	1,000.00
	subtotal	1,000.00	91-1	Clean exhaust ducts	1,000.00
91-4	Site improvements	1,000.00	91-1	Install lites in LR's of DUs	1,000.00
91-4	Add storage building	5,000.00	91-1	Replace fire alarm system	1,000.00
	subtotal	6,000.00	91-1	Asbestos removal	1,000.00
91-6	Site improvements	1,000.00	91-1	Replace antenna system	1,000.00
91-6	Improvements to boiler room	20,000.00	91-1	Replace public restrooms	1,000.00
91-6	Add keyless entry system	4,000.00		subtotal	16,000.00
	subtotal	25,000.00	91-3	Replace roofs,gutters,add insulation	1,000.00
			91-3	Tuckpoint and seal brick	1,000.00
			91-3	Add storage units	1,000.00
	Total CFP Estimated Cost	462,536.00	91-3	Replace storm doors	1,000.00

		91-3	Recaulk windows	1,000.00
		91-3	Replace closet shelving	1,000.00
		91-3	Replace kitchens	1,000.00
		91-3	Replace baths	1,000.00
		91-3	Replace furnaces & install A/C	1,000.00
		91-3	Add lites in LRs of DUs	1,000.00
		91-3	Replace antenna system	1,000.00
		91-3	Add smoke detectors in DUS	1,000.00
		91-3	Site improvement	1,000.00
			subtotal	13,000.00
		91-4	Replace kitchens	1,000.00
		91-4	Replace baths	1,000.00
		91-4	Replace roofs, gtters,add insulation	1,000.00
		91-4	Tuckpoint & seal brick	1,000.00
		91-4	Add storage units	1,000.00
		91-4	Add smoke detectors in DUs	1,000.00
		91-4	Replace shelving	1,000.00
		91-4	Add lites in LRs of DUs	1,000.00
		91-4	Replace antenna system	1,000.00
		91-4	Replace mailboxes	1,000.00
		91-4	Site improvement	1,000.00
			subtotal	11,000.00
		91-5	Replace roofs, gutters, add insulation	1,000.00
		91-5	Tuckpoint & seal brick	1,000.00
		91-5	Add storage units	1,000.00
		91-5	Replace storm doors	1,000.00
		91-5	Recaulk windows	1,000.00
		91-5	Replace closet shelving	1,000.00
		91-5	Replace kitchens	1,000.00
		91-5	Replace baths	1,000.00
		91-5	Add lites in LRs of DUs	1,000.00
		91-5	Add smoke detectors in DUs.	1,000.00
			subtotal	10,000.00
		91-6	Replace metal roof	1,000.00
		91-6	Route roof drains	1,000.00
		91-6	Reseal & tuckpoint brick	1,000.00
		91-6	Replace SW entry door	1,000.00
		91-6	Replace lobby windows	1,000.00
		91-6	Install new flooring in DUs	1,000.00
		91-6	Improve insulation in 1 st floor, west apts.	1,000.00
		91-6	Replace sanitary lines	1,000.00
		91-6	Install keyless entry system	4,000.00
		91-6	Replace ceiling tile	1,000.00
		91-6	Replace public restrooms	1,000.00

		91-6	Replace metal bifold doors	1,000.00
		91-6	Replace stairwell fire doors	1,000.00
		91-6	Replace emergency generator	1,000.00
		91-6	Clean apartment vents	1,000.00
		91-6	Replace bathrooms	1,000.00
		91-6	Install A/C sleeves and A/C units	1,000.00
		91-6	Clean apartment vents	1,000.00
		91-6	Clean exhaust ducts	1,000.00
		91-6	Replace A/C in community room	1,000.00
		91-6	Replace furnace in puzzle room	1,000.00
		91-6	Improve hallway lighting	1,000.00
		91-6	Add lites in LRs of DUs	1,000.00
		91-6	Add smoke detectors in BDRs	1,000.00
		91-6	Replace fire pump	1,000.00
		91-6	Replace TV antenna system	1,000.00
		91-6	Site improvement	1,000.00
			subtotal	30,000.00
			Total CFP Estimated Cost	462,536.00

Attachment C

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	1,000.00	4,036.00		
3	1408 Management Improvements	9,000.00	14,000.00		
4	1410 Administration	39,900.00	46,000.00		
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	49,000.00	54,000.00		
8	1440 Site Acquisition	0			
9	1450 Site Improvement	90,000.00	324,500.00		
10	1460 Dwelling Structures	144,247.00	0		
11	1465.1 Dwelling Equipment—Nonexpendable	43,500.00	0		
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	22,744.00	20,000.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	399,391.00	462,536.00		
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	10,000.00	20,000.00		
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	55,000.00	0		
26	Amount of line 21 Related to Energy Conservation Measures	40,000.00	0		

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

PHA Name: Warren County Housing Authority		Grant Type and Number			Revision #1		Federal FY of Grant: 2004		
		Capital Fund Program Grant No:IL06P09150104			Replacement Housing Factor Grant No:				
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		
HA-WIDE	OPERATIONS	1406							
	P H Operations		LS	1,000.00	4,036.00				
	Subtotal Acct 1406			1,000.00	4,036.00				
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408							
	Staff training, consulting fees, computer software		LS	9,000.00	14,000.00				
	Subtotal Acct 1408			9,000.00	14,000.00				
HA-WIDE	ADMINISTRATION	1410		39,900.00	46,000.00				
	Prorated salaries & benefits for administration of CFP		LS	39,900.00	46,000.00				
	Subtotal Acct 1410			39,900.00	46,000.00				
HA-WIDE	A & E FEES	1430							
	A & E fees, reimbursable costs, inspections		LS	49,000.00	54,000.00				
	Subtotal Acct 1430			49,000.00	54,000.00				
	SITE IMPROVEMENTS	1450							
IL 091-1	Improve site drainage, replace concrete drives, curbs, sidewalks, patio areas		108	10,000.00	162,250.00				
IL091-2	Site drainage, replace drives, add curbs & gutters,replace drives & concrete, replace playground equipment		80	80,000.00	0			Deferred	
IL 091-6	Improve site drainage, replace concrete drives, curbs, sidewalks, patio areas		50	0	162,250.00				
	Subtotal Acct 1450			90,000.00	324,500.00				
	DWELLING STRUCTURES	1460							
IL 091-1	Renovate 7 bathrooms		7	56,247.00	0			Deferred	

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

PHA Name: Warren County Housing Authority		Grant Type and Number			Revision #1		Federal FY of Grant: 2004		
		Capital Fund Program Grant No:IL06P09150104			Replacement Housing Factor Grant No:				
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		
IL091-3	Renovate bathrooms		24	5,000.00	0			Deferred	
IL091-1	Replace lites in stairwells		108	8,000.00	0			Deferred	
IL091-1	Install power-assisted door at south entry, replace frames		108	10,000.00	0			Deferred	
IL091-1	Install micro-lite edges on elevator		108	5,000.00	0			Deferred	
IL091-1	Replace emergency generator		108	35,000.00	0			Deferred	
IL091-1	Replace fire alarm panel		108	20,000.00	0			Deferred	
IL091-6	Install micro-lite edges on elevator		50	5,000.00	0			Deferred	
IL091-6	Renovate kitchens		50	0	0			Deferred	
	Subtotal Acct 1460			144,247.00	0				
	DWELLING EQUIPMENT	1465							
IL091-2	Replace ranges & refrigerators		80	12,000.00	0			Deferred	
IL091-3	Replace refrigerators and ranges		24	3,500.00	0			Deferred	
IL091-5	Replace refrigerators and ranges		4	1,000.00	0			Deferred	
IL091-4	Replace ranges		8	1,000.00	0			Deferred	
IL091-6	Replace ranges		50	1,000.00	0			Deferred	
IL091-6	Install A/C in dwelling units		50	25,000.00	0			Deferred	
	Subtotal Acct 1465			43,500.00	0				
HA-WIDE	CONTINGENCY	1502							
	Set aside for cost overruns		LS	22,744.00	20,000.00				
	Subtotal Acct 1502			22,744.00	20,000.00				

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

PHA Name: Warren County Housing Authority		Grant Type and Number Revision #1 Capital Fund Program No: IL06P09150104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL091-1	09/13/06			09/13/08			
IL091-2	09/13/06			09/13/08			
IL091-3	09/13/06			09/13/08			
IL091-4	09/13/06			09/13/08			
IL091-5	09/13/06			09/13/08			
IL091-6	09/13/06			09/13/08			
PHA WIDE	09/13/06			09/13/08			

Attachment D

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

PHA Name: Warren County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P09150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	---	---------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 09/30/2004 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	2,238.00	2,238.00	0	0
3	1408 Management Improvements	25,000.00	16,000.00	3,369.83	3,369.83
4	1410 Administration	39,900.00	39,900.00	38,900.00	19,448.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000.00	47,000.00	46,350.00	12,508.00
8	1440 Site Acquisition				
9	1450 Site Improvement	130,000.00	221,148.00	221,148.00	124,171.85
10	1460 Dwelling Structures	82,000.00	44,195.00	44,195.00	1,671.30
11	1465.1 Dwelling Equipment—Nonexpendable	28,000.00	0		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	8,000.00	18,000.00	0	0
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				
20	1502 Contingency	37,253.00	10,910.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	399,391.00	399,391.00	353,962.83	161,168.98
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	6,000.00	0		
24	Amount of line 21 Related to Security – Soft Costs	0	0		
25	Amount of Line 21 Related to Security – Hard Costs	12,000.00	0		
26	Amount of line 21 Related to Energy Conservation Measures	44,000.00	0		

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

Part II: Supporting Pages

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	LS					In progress
	P H Operations			2,238.00	2,238.00	0	0	
	Subtotal Acct 1406			2,238.00	2,238.00	0	0	
HA Wide	<u>Management Improvements</u>	1408	LS					In progress
	Staff training; computer software			25,000.00	16,000.00	3,369.83	3,369.83	
	Subtotal Acct 1408			25,000.00	16,000.00	3,369.83	3,369.83	
HA Wide	<u>Administration</u>	1410	LS					In progress
	Prorated salaries & benefits for administration of CFP			39,900.00	39,900.00	38,900.00	19,448.00	
	Subtotal Acct 1410			39,900.00	39,900.00	38,900.00	19,448.00	
HA Wide	<u>Fees and Costs</u>	1430	LS					In progress
	A & E Fees; reimbursable costs; inspections			47,000.00	47,000.00	46,350.00	12,508.00	
	Subtotal Acct 1430			47,000.00	47,000.00	46,350.00	12,508.00	
	<u>Site Improvements</u>	1450						
IL091-1	Site imp-replace exterior lighting		LS	25,000.00	0			Deferred
IL091-3	Site improvement-renovate storage shed, site drainage, fill around buildings, replace broken concrete, curbs & gutters, replace clothesline poles.		LS	80,000.00	221,148.00	221,148.00	124,171.85	In progress
IL091-6	Site imp.-replace exterior lighting		LS	25,000.00	0			Deferred
	Subtotal Acct 1450			130,000.00	221,148.00	221,148.00	124,171.85	
	<u>Dwelling Structures</u>	1460						

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

Part II: Supporting Pages

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL091-2	Site imp.-site drainage, fill around buildings; replace broken concrete, curbs & gutters, replace clothesline poles		80	0				Deferred
IL091-2	install electric dryer outlets-11 units		11	2,000.00	0			Deferred
IL091-2	replace tub levers and drains		80	20,000.00	0			Deferred
IL091-4	replace furnaces & install A/C		8	40,000.00	23,155.00	23,155.00	1,671.30	In progress
IL091-5	replace furnaces & install A/C		4	20,000.00	21,040.00	21,040.00	0	In progress
	Subtotal Acct 1460			82,000.00	44,195.00	44,195.00	1,671.30	
	Dwelling Equipment	1465.1						
IL091-2	Replace refrigerators		80	28,000.00	0			Deferred
	Subtotal Acct 1465.1			28,000.00	0			
	Non-Dwelling Equipment	1475						
HA Wide	Replace maintenance equipment (vehicle)		LS	8,000.00	18,000.00	0	0	In progress
	Subtotal Acct 1475			8,000.00	18,000.00	0	0	
HA Wide	Contingency	1502						
	Set Aside for cost over runs			37,253.00	10,910.00	0	0	
	Subtotal Acct 1502		LS	37,253.00	10,910.00	0	0	
	Grand Total			399,391.00	399,391.00	353,962.83	161,168.98	

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

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P09150103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL091-1	09/16/05			09/16/07			ACC Amendment Dates
IL091-3	09/16/05			09/16/07			
IL091-4	09/16/05			09/16/07			
IL091-6	09/16/05			09/16/07			
HA WIDE	09/16/05			09/16/07			

Attachment E

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

PHA Name: Warren County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P09150203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	---	---------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/2004 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	1,000.00	1,000.00	0	0
3	1408 Management Improvements	1,000.00	4,000.00	0	0
4	1410 Administration	7,000.00	7,000.00	6,500.00	3,272.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,300.00	6,000.00	6,000.00	1,004.00
8	1440 Site Acquisition				
9	1450 Site Improvement	26,000.00	49,381.00	48,381.00	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	32,000.00	0		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	1,000.00	1,000.00	0	0
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				
20	1502 Contingency	6,297.00	11,216.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	79,597.00	79,597.00	60,881.00	4,276.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
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: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	LS					Planning
	P H Operations			1,000.00	1,000.00	0	0	
	Subtotal Acct 1406			1,000.00	1,000.00	0	0	
HA Wide	<u>Management Improvements</u>	1408	LS					Planning
	Staff training; computer software			1,000.00	4,000.00	0	0	
	Subtotal Acct 1408			1,000.00	4,000.00	0	0	
HA Wide	<u>Administration</u>	1410	LS					In Progress
	Prorated salaries & benefits for administration of CFP			7,000.00	7,000.00	6,500.00	3,272.00	
	Subtotal Acct 1410			7,000.00	7,000.00	6,500.00	3,272.00	
HA Wide	<u>Fees and Costs</u>	1430	LS					In Progress
	A & E Fees; reimbursable costs; inspections			5,300.00	6,000.00	6,000.00	1,004.00	
	Subtotal Acct 1430			5,300.00	6,000.00	6,000.00	1,004.00	
	<u>Site Improvements</u>	1450						In progress
IL091-1	Replace exterior site lighting		LS	13,000.00	24,000.00	24,000.00	0	
IL091-6	Replace exterior site lighting		LS	13,000.00	24,381.00	24,381.00	0	
IL091-3	Replace exterior site lighting		LS	0	1,000.00	0	0	
	Subtotal Acct 1450			26,000.00	49,381.00	48,381.00	0	
	<u>Dwelling Equipment</u>	1465.1						
IL091-2	Replace refrigerators			32,000.00	0			Deferred
	Subtotal Acct 1465.1			32,000.00	0			
	<u>Non-Dwelling Equipment</u>	1475						Planning
HA Wide	Replace maintenance equipment		LS	1,000.00	1,000.00	0	0	

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

Part II: Supporting Pages

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal Acct 1475			1,000.00	1,000.00	0	0	
HA Wide	<u>Contingency</u>	1502						
	Set Aside for cost over runs			6,297.00	11,216.00	0	0	
	Subtotal Acct 1502		LS	6,297.00	11,216.00	0	0	
	Grand Total			79,597.00	79,597.00	60,881.00	4,276.00	

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

PHA Name: Warren County Housing Authority			Grant Type and Number Capital Fund Program No: IL06P09150203 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL091-1	02/12/06			02/12/08			ACC Amendment Dates
IL091-3	02/12/06			02/12/08			
IL091-4	02/12/06			02/12/08			
IL091-6	02/12/06			02/12/08			
HA WIDE	02/12/06			02/12/08			

Attachment F

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

PHA Name: Warren County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P09150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---	---	------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 09/30/2004 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	4,750.00	1,298.41	1,298.41	0
3	1408 Management Improvements	9,000.00	4,917.97	4,917.97	4,917.97
4	1410 Administration	46,120.00	45,525.96	45,525.96	45,525.96
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	48,460.00	64,150.00	64,150.00	61,398.17
8	1440 Site Acquisition	0			
9	1450 Site Improvement	188,858.80	188,858.80	188,858.80	188,858.80
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	140,000.00	140,954.52	140,954.52	140,954.52
13	1475 Nondwelling Equipment	30,000.00	39,705.34	39,705.34	39,705.34
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	18,222.20			
21	Amount of Annual Grant: (sum of lines 2 – 20)	485,411.00	485,411.00	485,411.00	481,360.76
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Part II: Supporting Pages

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406						
	P H Operations		LS	4,750.00	1,298.41	1,298.41	0	Pending
	Subtotal Acct 1406			4,750.00	1,298.41	1,298.41	0	
HA Wide	<u>Management Improvements</u>	1408	LS					In Progress
	Staff training; computer software			9,000.00	4,917.97	4,917.97	4,917.97	
	Subtotal Acct 1408			9,000.00	4,917.97	4,917.97	4,917.97	
HA Wide	<u>Administration</u>	1410	LS					In Progress
	Prorated salaries and benefits for administration of CFP			46,120.00	45,525.96	45,525.96	45,525.96	
	Subtotal Acct 1410			46,120.00	45,525.96	45,525.96	45,525.96	
HA Wide	<u>Fees and Costs</u>	1430						In Progress
	A & E Fees; reimbursable costs; inspections; physical needs inspection			48,460.00	64,150.00	64,148.17	61,398.17	
	Subtotal Acct 1430			48,460.00	64,150.00	64,150.00	61,398.17	
HA Wide	<u>Site Improvements</u>	1450						
IL091-1 Oak Terrace	Site imp-replace curbing, install additional parking & bike storage		LS	135,443.80	135,443.80	135,443.80	135,443.80	100%
IL091-3 Roseland Homes	Site improvement-replace driveways & additional parking	1450	24	53,415.00	53,415.00	53,415.00	53,415.00	
	Subtotal Acct 1450			188,858.80	188,858.80	188,858.80	188,858.80	
	<u>Dwelling Structures</u>	1460						
IL091-1	Install trash compactor		LS	0				Deferred
IL091-1	Renovate baths		4 units	0				Deferred
IL091-3	Renovate kitchens	1460	24	0				Deferred

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

PHA Name: Warren County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL091-4 Kirkland Homes	Install gas shutoffs for water heaters & furnaces	1460	8 units	0				Deferred
IL091-4	Install gas shutoffs for water heaters & furnaces	1460	8 units	0				Deferred
IL091-6 Costello Terrace	Renovate kitchens and baths	1460	50 units	0				Deferred
	Subtotal Acct 1460			0				
	<u>Non Dwelling Structures</u>							
HA WIDE	renovate office and bike storage	1470	LS	140,000.00	140,954.52	140,954.52	140,954.52	Complete
	Subtotal Acct 1470			140,000.00	140,954.52	140,954.52	140,954.52	
	<u>Non Dwelling Equipment</u>							
HA WIDE	office equipment; computer hardware	1475	275	30,000.00	39,705.34	39,705.34	39,705.34	Complete
	Subtotal Acct 1475			30,000.00	39,705.34	39,705.34	39,705.34	
	<u>Relocation Costs</u>							
IL091-1	relocation for bath renovation & asbestos removal	1495.1	4	0				Deferred
	Subtotal Acct 1495.1			0				
HA Wide	<u>Contingency</u>							
	Set aside for cost over runs			18,222.20	0			
	Subtotal Acct 1502			18,222.20	0			
	Grand Total			485,411.00	485,411.00	485,411.00	481,360.79	

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

PHA Name: Warren County Housing Authority			Grant Type and Number Capital Fund Program No: IL06P09150102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
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	
IL091-1	09/30//04		05/30/04	09/05	09/30/06		ACC Execution Date
IL91-3	09/30//04		05/30/04	09/05	09/30/06		
IL91-4	09/30//04		05/30/04	09/05	09/30/06		
IL91-6	09/30//04		05/30/04	09/05	09/30/06		
PHA WIDE	09/30//04		05/30/04	09/05	09/30/06		

Attachment G

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Deconcentration Policy

It is the Warren County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing in our developments. We will accomplish this in a uniform and non-discriminating manner.

The Warren County Housing Authority will affirmatively market our housing to all eligible income groups.

The Warren County Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the income targeting goal for our agency.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

Attachment H

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/05 – 03/31/06

Capital Improvement Needs – Statement of Intent

The Warren County Housing Authority is considering participation in a bond pool and proposes to use a portion of its CFP funds to repay debt incurred to finance capital improvements.

The Warren County Housing Authority intends to use the bond proceeds for the comprehensive modernization of IL091-2, Lincoln Homes, an eighty (80) unit development. Our preliminary estimate of bond proceeds is \$1.9 million and the estimated annual payments required to service the debt are approximately \$78,000.

Upon approval of the Board of Commissioners, the Warren County Housing Authority shall submit an application to HUD for approval to issue bonds for the comprehensive modernization of Lincoln Homes. The detailed work items planned will be outlined in the Capital Fund documents and included in our Agency Plan. The funds for debt service shall be budgeted in Account 1501 Collateralization or Debt Service, will continue to be included as an expense until the debt has been repaid.

In addition, we have shall submit a revised FY 2005 Agency Plan to HUD that reflects our intent to utilize bond issue proceeds for the financing of the comprehensive modernization of Lincoln Homes.

Attachment I

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): A five year term from **February 2001 through May 2005**

2. A. 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): The former Resident Commissioner resigned effective on September 14, 2004. The Housing Authority is currently in the process of seeking a replacement to fill the unexpired term.

B. Date of next term expiration of a governing board member: **May, 2005**

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

William Reichow, Chairman, Warren County Board

Attachment J

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Required Attachment: Membership of the Resident Advisory Board

i. List members of the Resident Advisory Board:

- **Glendora Shaver**
- **Cindy Mettler**
- **Diane Dilkey**
- **Martha Murphy**
- **Reva Brownlee**
- **Frank Queen**

Attachment K

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Required Attachment: Implementation of Public Housing Resident Community Service Requirements

The administrative steps that we will take to implement the Community Service Requirements include the following:

Public Housing Dwelling Lease

Our Public Housing Dwelling Lease has been revised to incorporate the changes to the Admission and Occupancy Requirements in the Public Housing Program final rule that was published on March 29, 2000. Lease termination provisions include “failure to perform required community service or to be exempted therefrom.”

Admission and Continued Occupancy Policy

Our adopted Admissions and Continued Occupancy Policy incorporates the changes to the Admission and Occupancy Requirements in the Public Housing Program final rule that was published on March 29, 2000 and includes a detailed description of the Public Housing Resident Community Service Requirements. The following are highlights of the pertinent sections of our policy:

- **General**: “In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities unless they are exempt from this requirement.
- Exemptions are listed in our policy.
- **Notifications**: The Warren County Housing Authority will identify all adult family members who are apparently not exempt from the community service requirement. The notification will advise family members that their community service obligation will begin upon the effective date of their admission or first annual reexamination on or after October 1, 2003.

- Volunteer Opportunities: The Warren County Housing Authority coordinates with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.
- The Process: The Warren County Housing Authority process includes providing a list of volunteer opportunities, information about suitable volunteer positions, providing a volunteer time sheet, assigning family members to a volunteer coordinator and annually determining whether each applicable family member is in compliance with the community service requirements.
- Notification of Non-compliance: Any family member found in non-compliance will be advised of the determination, that the determination is subject to the grievance procedure and that unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.
- Opportunity for cure: Family members are offered the opportunity to comply with any delinquency in community service requirement hours by entering into an agreement. Any applicable members not accepting the terms of the agreement or does not fulfill their obligations under the terms of the agreement is subject to lease termination.
- Prohibition against replacement of agency employees: Our Housing Authority does not substitute community service activities performed by residents for work ordinarily performed by our employees.
- Termination: After October 1, 2003, the Warren County Housing Authority will not renew the lease of any family that is not in compliance with the community service requirement or an approved Agreement to Cure.

Cooperative Agreement with TANF Agency

The Warren County Housing Authority has a cooperation agreement with our TANF agency, the Warren County Department of Human Services.

Program Administration

The Warren County Housing Authority will administer the program.

Programmatic Aspects

The Warren County Housing Authority is located in rural Illinois and the types of activities available for residents subject to the community service requirements are limited. As our Admissions and Continued Occupancy Policy states, we will make every effort to coordinate with the City of Monmouth and other communities located in Warren County, local schools, hospitals and service agencies in order to develop volunteer opportunities for residents.

Attachment L

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Pet Policy Statement

The Warren County Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Warren County Housing Authority adopts the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Warren County Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.
6. A pet deposit of **\$175** is required at the time of registering a pet.
7. The Warren County Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles).

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only one pet (dog or cat) per unit will be allowed. See our policy regarding birds, fish and rodents.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed 25 pounds in weight projected to full adult size.

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Warren County Housing Authority to attest to the inoculations.
9. The Warren County Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment M

Warren County Housing Authority

Agency Plan

Fiscal Year 04/01/2005 – 03/31/2006

Required Attachment: Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following tables reflect the progress we have made in achieving our goals and objectives:

Goal One: Expand the supply of assisted housing	
Objective	Progress
Reduce public housing vacancies	We meet monthly with the Human Services Council of Warren County and advise these service agencies of our vacancies in family and elderly/disabled units. We are advertising daily in local newspapers. We increased our occupancy percentage from 84% in 2003 to 89% in 2004. We are currently at 91%. This objective is being accomplished.
Leverage private or other public funds to create additional housing opportunities.	We signed a lease beginning January 2003 with Western Illinois Regional Council to make available two public housing units for use as transitional housing. This will continue through 2004. We will rent a non-dwelling space beginning January 2004 to create additional income for our housing needs. We will be renting WIRC two additional units if they are successful in obtaining funding. This objective is being accomplished.

Goal Two: Improve the quality of assisted housing	
Objective	Progress
Improve public housing management	Management and Maintenance staff members have attended training this past year and we have budgeted for additional training that becomes available in the ensuing fiscal year. We improved our PHAS score to 96 for FYE 2003 and 2004. We continue to be a High Performing Agency. This objective is being accomplished.
Improve voucher management	Section 8 program staff members have attended training this past year and we have budgeted for additional training that becomes available in the ensuing fiscal year. We improved our SEMAP score to 100 for FYE 2003. This objective is being accomplished.
Renovate or modernize public housing units	We continue to upgrade our public housing units annually utilizing our Capital Funds. Our funds are obligated and expended in a timely manner resulting in bonus awards each year. This objective is being accomplished.

Goal Three: Increase assisted housing choices	
Objective	Progress
Provide voucher mobility counseling	We provide portability counseling as a part of our briefing of voucher holders. This on going objective is being accomplished.
Conduct outreach efforts to potential voucher landlords	We conducted a breakfast seminar on January 14, 2003, for our current and potential landlords to acquaint them with the Section 8 program and the recent changes in the HUD regulations. The Housing Authority sends a representative to the monthly Landlord's Association meeting. We signed a Memorandum of Agreement with the Knox County Housing Authority to allow the use of a maximum of 10 vouchers in Knox County. This on going objective is being accomplished.

Increase voucher payment standards-	We increased our voucher payment standards this past year to 110% of FMRs. We anticipate the FMRs will be revised due to the reduction in funding. We are, however, maximizing our available funds. This objective is being accomplished.
Goal Four: Provide an improved living environment	
Objective	Progress
Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:	Due to recent regulations, the Authority's developments are exempt from deconcentration. Our developments are within the acceptable income range and the average income of the developments is below 30% of AMI. This objective is being accomplished.
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:	See above.
Implement public housing security improvements	We have installed new door locks in the Costello Terrace Building. We continue to contract with the Monmouth Police Department for security patrols over baseline at our family development in Monmouth. A bicycle storage shed was constructed to store bicycles outside of residents' apts. Monmouth Police Department and Warren County Sheriff's Department notify us when there has been a drug arrest on any of our sites and follow up with a copy of the police report. This allows us to initiate the eviction process in a timely manner. Site lighting has been enhances and three of the developments during this current fiscal year. This objective is being accomplished.

Goal Five: Promote self-sufficiency and asset development of assisted households	
Objective	Progress
Increase the number and percentage of employed persons in assisted families:	We will partner with the University of Illinois Extension Office to offer classes on job training to our residents. A summer lunch

	<p>program was provided in the summer of 2003 at our family development in Monmouth. We now give and admission preference to working families that reside in Warren County. This objective is being accomplished.</p>
<p>Provide or attract supportive services to increase independence for the elderly or families with disabilities.</p>	<p>Our home health care agencies are providing services to several of our elderly/disabled residents. Our local nursing home visits periodically and provides group activities for our residents. The local hospital provided information to elderly/disabled residents on services they provide. Flu clinics are now offered in the fall of each year for our families. This objective is being accomplished.</p>

Goal Six: Ensure equal opportunity and affirmatively further fair housing	
Objective	Progress
<p>Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:</p>	<p>Our ACOP and Sec. 8 Administrative Plan outline our policy to affirmatively further fair housing in the administration of our programs. We provide information to applicants and voucher holders regarding unlawful discrimination. We also provide reasonable accommodation to persons with disabilities. Our policies are current and in compliance with statutory and regulatory requirements. This objective is being accomplished.</p>
<p>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:</p>	<p>Our policies and our lease include the objective to lawfully deny admission of applicants, or the continued occupancy of residents whose habits and practices may adversely affect the health, safety, comfort or welfare of other residents, the neighborhood or our employees. This objective is being accomplished.</p>
<p>Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:</p>	<p>Our accessible units are first offered to families who may benefit from the accessible features. Through CFP we continue to upgrade our accessible features in units and common areas. Additional improvements are planned. This objective is being accomplished.</p>