

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 2006

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Lake

PHA Number: IL-056

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

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 2006 - 2010
[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:
Lake County Housing Authority will promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 85
 - Improve voucher management: (SEMAP score) 85
 - Increase customer satisfaction: With all Customers.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: As Needed
 - 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: Housing Counseling, HCV FSS, and Project Base Vouchers.

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: Scattered Sites PHA Units
- 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 2006
[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 Housing Authority serves the jurisdiction of Lake County, Illinois, which has been identified, as one of the most affluent counties in the United States and the second wealthiest in the Chicago metropolitan region. Lake County is situated in northeastern Illinois, with Lake Michigan to the east, Wisconsin to the north and the City of Chicago to the south. The county's communities include picturesque rural communities, highly developed urban centers, wealthy suburbs and tourist communities.

Lake County is comprised of over 50 diverse communities. Very few census tracts in the county fall within the definition of "high poverty". The area is one of high homeownership, about 78%, with rentals accounting for only 22%. The jurisdiction lies within one of the metropolitan regions where HUD has authorized agencies to establish fair market rents at the 50th percentile.

The Authority manages 620 units of conventional public housing at 145 sites. It has 332 units intended for elderly residents at seven sites that include walk-up, mid-rise and high-rise buildings. The remaining 286 units for families include a 125 town home development, 133 scattered site single-family homes and 28 units in multi-unit buildings at seven sites. All new admissions to the program and annually all participants are given the choice between paying an income-based rent or a flat rent based on FMRs. In addition the Authority owns 6 scattered site single-family homes and Midlothian Manor a 12-unit non-medical assisted living building separate from the public housing program.

The Authority operates a HCV Family Self Sufficiency Program, Housing Counseling grant, and ROSS Service Coordinator initiative. LCHA is a member of the Regional Housing Initiative (RHI), an intergovernmental partnership with five partners: IHDA, the

Metropolitan Planning Council (MPC), Chicago Housing Authority, Cook County Housing Authority and Lake County Housing Authority.

The Authority is engaged in an aggressive screening process to improve the quality of the persons on our programs. We also have strong efforts in the areas of lease and program enforcement, which includes drug related or violent criminal activity as well as the HUD community service requirement.

Lake County Housing Authority's Deconcentration Policy conforms to HUDs established income ranges and reviews average incomes by developments on a quarterly basis. Given the nature of the Authority's housing stock the goal of deconcentration has generally been met due to the type, size and location of its developments.

The Housing Authority provides housing assistance through the administration of 2,603 vouchers. It operates a number of special admissions programs including the Family Unification Program, Mainstream Program for persons with disabilities, and has committed available assistance to the Lake County Continuum of Care effort. The payment standard for high cost areas and in larger units were established at 110% of the increased FMR for the Chicago metropolitan area. In addition, the Authority has committed to project base up to the HUD allowed amount of vouchers at existing developments, rehabilitated and/or newly constructed units. The Lake County Housing Authority is in the process of developing policies to govern the use of HCV resources to assist program participants in become homeowners. Finally, the Authority is responsible for the ACC administration of 586 privately-owned Section 8 project base apartments and town homes.

The Authority maintains separate waiting lists for its Low Rent and Housing Choice Voucher Programs with roughly 5,000 plus families on each of its waiting lists. Both programs share common preferences that include the following: Residency (15 Points), Involuntarily Displaced (10 Points), Victim of Domestic Violence (10 Points), Victim of Reprisal (10 Points), Victim of Hate Crime (10 Points), Nursing Home (10 Points), Veteran (5 Points), and Elderly/Disabled (10 Points).

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.

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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 IL056 a06**
- FY 2006 Capital Fund Program Annual Statement
ATTACHMENT IL056 k06
- 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 2006 Capital Fund Program 5 Year Action Plan**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **ATTACHMENT IL056 h06**
- Other

ATTACHMENT IL056 i06-CFP P&E 2003
ATTACHMENT IL056 m06- CFP P&E 2004
ATTACHMENT IL056 n06- CFP P&E 2005

ATTACHMENT IL056 i06- The Regional Housing Initiative

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	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4,177	5	5	3	3	3	2
Income >30% but <=50% of AMI	1,990	4	5	3	3	3	2
Income >50% but <80% of AMI	894	4	5	2	3	2	2
Elderly	8,990	5	4	3	3	1	1
Families with Disabilities	NA	NA	5	NA	4	NA	NA
White Non-Hispanic	50,923	NA	5	NA	NA	NA	NA
Black Non-Hispanic	3,385	NA	5	NA	NA	NA	NA
Hispanic	2,900	NA	5	NA	NA	NA	NA

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 CHAS Table 1C- Lake County, IL 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (list and indicate year of information)

B. B1 Housing Needs of Families on the Public Housing

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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,382		115
Extremely low income <=30% AMI	3,843	88%	
Very low income (>30% but <=50% AMI)	467	11%	
Low income (>50% but <80% AMI)	62	1%	
Families with children	3,027	69%	
Elderly families	318	7%	
Families with Disabilities	1,204	27%	
Black	2,682	61%	
Hispanic	414	9%	
White	1,283	29%	
Other	41	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0	7
1BR	1,353	31%	49
2 BR	1,814	41%	16
3 BR	938	21%	36
4 BR	244	6%	5
5 BR	28	1%	2
5+ BR	5	<1%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

form HUD 50075 (03/2003)

B2. Housing Needs of Families on the Section 8- Housing Choice Voucher Program 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 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	5,602		362
Extremely low income <=30% AMI	4,916	88%	
Very low income (>30% but <=50% AMI)	594	11%	
Low income (>50% but <80% AMI)	79	1%	
Families with children	3,538	63%	
Elderly families	841	15%	
Families with Disabilities	1,494	27%	
Black	3,051	54%	
Hispanic	504	9%	
White	2,453	44%	
Other	98	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

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) Award a preference to an elderly person.

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) Award a preference to a person with a disability.

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	1,048,545	
b) Public Housing Capital Fund	1,127,552	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	22,223,420	
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)		
Housing Counseling	19,215	19,215
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004	1,698.08	1,698.08
2005	497,574.14	497,574.14
3. Public Housing Dwelling Rental Income	1,490,700	1,490,700
Summer Food Program	12,000	
4. Other income (list below)		
Wireless Lease	63,000	63,000
Investment Income	48,200	48,200
4. Non-federal sources (list below)		

form HUD 50075 (03/2003)

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	26,531,904.22	2,120,387.22

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: When families reach 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 Credit History
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

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

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

(3) Assignment

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

(4) Admissions Preferences

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

form HUD 50075 (03/2003)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: As reasonable accommodation or in response to hate crime.

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) Elderly, disabled and persons in nursing homes who could be discharged except for their inability to afford housings.

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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) Elderly, disabled and persons in nursing homes who could be discharged except for their inability to afford housings.

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: Resident orientation video and Tenant Handbook

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

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

PHA give 180-day period to search for a unit with new extensions.

(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) Elderly, disabled and persons in nursing homes who could be discharged except for their inability to afford housings.

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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) Elderly, disabled and persons in nursing homes who could be discharged except for their inability to afford housings.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other: Notification of non-profit organizations and municipalities.

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?

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

See: ATTACHMENT IL056 g06

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)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Development operating costs and FMR.

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)

See: ATTACHMENT IL056 g06

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **IL056 m05 LCHA Organizational Chart**
- 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	598	120
Section 8 Vouchers	2,540	480
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)		
Housing Counseling	134	134

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:
Admissions and Continued Occupancy Policy, Lease with Addenda and Riders, Rent Collection Policy, Economic Self Sufficiency and Community Service Policy, Deconcentration Policy, Pet Policy, Maintenance Charge Policy and Schedule of Charges, Grievance Procedures, Housekeeping Standards, Occupancy Policy, Maintenance Policy, Pest Eradication Policy, Preventive Maintenance Plan.

- (2) Section 8 Management: Section 8 Adm. Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **See: ATTACHMENT IL056 k06**

-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 IL056 k06**

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

form HUD 50075 (03/2003)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

form HUD 50075 (03/2003)

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

The Authority envisions limiting eligibility to those Section 8 families:

1. that have been enrolled in the Family Self Sufficiency Program for one or more years;
2. do not owe the Authority any money;
3. have the ability to make a minimal down payment from their own savings;
4. have sufficient income to support principal, interest, tax and insurance obligations;
5. attend housing counseling and,
6. are able to qualify for a governmentally insured or private sector loan meeting generally acceptable underwriting standards.

12. PHA Community Service and Self-sufficiency Programs

[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? 02/22/2002

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)
Elderly Service Coordinator	198	Elderly Residents	Developments	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 04/01/05)
Public Housing	0	0
Section 8	141	120 (06/01/06)

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:

The LCHA FSS Coordinator position was vacant for a number of months after the staff person left for new job. Our new FSS Coordinator started on 07/??/2006. We are confident that our current FSS Plan is efficient to increase the numbers.

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

3. Which developments are most affected? **IL06-PO56-OO1 Marion Jones**

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? **IL06-PO56-OO1 Marion Jones**

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? **IL06-PO56-OO1 Marion Jones**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See: ATTACHMENT IL056 b06

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) **See: ATTACHMENT IL056 h06**
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)
- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **County of Lake, IL**

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

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

Other: (list below)

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

The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments taking from the Lake County Consolidated Plan

Coordination with Housing Authorities

The Executive Directors of the three housing authorities in the county and the community development staff of the three Consortium members held a number of joint meetings during the course of the preparation of this 2005 – 2009 *Consolidated Plan*.

The three governmental entities comprising the Lake County Consortium are also afforded the opportunity to review and comment on the Housing Authority **Agency Plans prior to their submission to HUD. Lake County reviews the housing authorities' Annual and Five-Year Plans, and provides annual Certificates of Consistency with the Consolidated Plan to the housing authorities for submission to HUD in connection with these plans. Periodic joint meetings are scheduled, to the extent feasible, during the course of the program year in order to ensure a continuing dialogue between local government and the housing authorities.**

In addition, the Executive Director of the Lake County Housing Authority has been a member of the Lake County Affordable Housing Commission throughout the 2000 to 2004 Action Plans. The Chairman of the Waukegan Housing Authority was previously a Commission member, as stated in the 2000 and 2001 Action Plans. The Chairman of the North Chicago Housing Authority was also a commission member as stated in the 2002 and 2003 Action Plans. Neither Chairman is currently on the Affordable Housing Commission Board of Directors.

Note: David A. Northern, Deputy Director of Lake County Housing Authority Appointed to the AHC board to replace Alon Jeffrey, Executive Director effective 6/13/06.

Housing Needs for Special Population

With regard to persons with disabilities who qualify for Section 8 assistance, the Lake County Housing Authority (LCHA) received a special allocation of 100 Section 8 vouchers in 1999 specifically for persons with disabilities. As of mid-June 2000, 65 of these vouchers had been utilized for leases, and approximately 18 more persons had received vouchers or were scheduled to do so imminently. The balance of the 100 vouchers were expected to be utilized shortly, since LCHA had approximately 700 persons with disabilities on its waiting list at the time it applied to HUD for the special Section 8 allocation.

Assisted and Special needs Housing Stock

Choice Voucher program, voucher holders can choose where they would like to live in the County. Even so, they are mostly concentrated in North Chicago, Waukegan, Zion, the Round Lake region, and in Warren Township (Lake County Consortium, *Consolidated Plan 2000:56*). There are 3,450 Section 8 Housing Choice vouchers that are administered through the three housing authorities, 59% of which are through the Lake County Housing Authority.

Needs of Public Housing

Lake County Housing Authority

According to its PHA Plan, the Lake County Housing Authority owns and manages a diverse public housing stock containing 176 buildings (620 units) at 146 sites. It includes high-rise structures housing older persons, contiguous housing units for families and scattered site single-family homes. The ages of these structures varies significantly giving rise to the need for many different types of repairs. Generally, however, needs at each development have been prioritized to respond to safety issues, the anticipated replacement requirements of mechanical equipment and structural elements and energy conservation. Further consideration has been given to improvements suggested by residents to enhance the living environment and concerns expressed by host communities for exterior and site improvements.

Specific improvement needs cited in the Capital Funds Five-Year Plan include: roof systems, fire suppression system, replace sidings, storm/screen doors, rehabilitation of vacant units, build gazebo, replace closet doors, replacement of windows and screens, appliance replacement, bathroom replacement, furniture replacement, maintenance building construction, cyclical painting of units, renovate common areas of senior buildings, replace air exchanger units, replace window treatments, and replacement of gutters, fascia and downspouts.

Section 504 Assessment: Lake County Housing Authority conducted its first 504 assessment in 1990 and reviewed that assessment in 1993. The Authority was determined to be in compliance with the Section without modifications.

Nonetheless, in recognition of the fact that there is a growing need for accessible units among the elderly population, the Authority has converted 8 units at Beach Haven Towers for full accessibility. It also has converted 6 scattered site single-family homes as a result of reasonable accommodation requests.

Units expected to be lost: No units are expected to be lost from the inventory of the Lake County Housing Authority.

Strategies for Public Housing Improvements

Strategies for improving the operation and living conditions for public housing residents are as follows:

Lake County Housing Authority

Although the Lake County Housing Authority consistently scores in the high 80's and low 90's on the Public Housing Management Assessment Program, it

- 75 -

continues to seek ways to improve management and operations. Operationally the Authority expects to reduce its tenant accounts receivables and improve its timely collection of rents. Staff, Commissioners and residents are afforded the opportunity to attend conferences, workshops and training programs. Each year the Housing Authority has improved management capacity under the Comprehensive Grant by updating software and engaging appropriate consultants.

With respect to living conditions, the Authority will continue to administer its modernization program in a fashion that obligates and expends funds in compliance with regulations on projects to ensure the long-term economic vitality of its properties. It will use its Comprehensive Grant Program funds to address the needed improvements described earlier under the public housing needs section.

Public Housing Resident Initiatives

Lake County Housing Authority

The Lake County Housing Authority has a resident Board of Commissioners member; involves residents in its planning process; encourages residents to participate in housing counseling for referral to first time homebuyer programs; provides notice of entry level employment opportunities at the Authority to residents; has trained residents to become licensed child care providers through its Drug Elimination Program, which is no longer a program of HUD's; and publishes a quarterly newsletter for tenants that includes information related to economic self sufficiency. The Section 8 Program sponsors families participating in the Family Self Sufficiency Program operated through Catholic Charities.

The Lake County Housing Authority's Housing Counseling Program serves the housing needs of low and moderate-income Lake County, Illinois residents. Included services are First Time Homebuyer Counseling, Mortgage Default Counseling/Foreclosure Intervention, Predatory Lending, Home Equity Conversion Mortgages, Cash Management, and Credit Counseling. The LCHA has regarded itself as providing a continuum of housing options for its constituency.

Section 8 Housing Choice Voucher Assistance

Currently, there are 3,461 Housing Choice Vouchers issued in Lake County. The Lake County Housing Authority manages 599 Section 8 Housing Choice Vouchers, while the North Chicago Housing Authority manages 471 and the Waukegan Housing Authority manages 591 vouchers. The greatest concentrations of Section 8 vouchers are found in the cities of North Chicago, Waukegan and Zion, while significant concentrations can be also found in the Round Lake, Grayslake, Gurnee and Antioch zip code areas. See Figure 2-16 and Map 2-6 below.

Unlike Section 8 project based and public housing projects, housing choice voucher holders can choose where they would like to live as long as they can find a landlord willing to accept the Section 8 voucher. While Section 8 voucher funded housing can be used throughout Lake County, the availability of apartment units accepting vouchers is limited.

There continues to be great demand for Section 8 housing assistance throughout Lake County. Each of the three housing authorities that operate in Lake County has a substantial waiting list for new clients. The Waukegan Housing Authority currently has 200 people on its waiting list, which was opened in March 2004 briefly for one day. North Chicago Housing Authority reports having a 637 person waiting list, which has been closed since June 2003. The Lake County Housing Authority has a 7,092-person waiting list, which remains open. The Lake County Housing Authority ranks persons on its waiting list, giving preference to: residents of Lake County; the involuntarily displaced; victims of domestic violence, reprisal, and hate crimes; nursing home residents; veterans; elderly; and the disabled.

Project Based Section 8 Housing Assistance

There are currently 1,242 Project Based Section 8 units in Lake County. To see how the units are distributed across the various Lake County zip code areas, see Figure 2-16 and Map 2-7 below. During the development of the 2000-2004 Consolidated Plan, there were 1,768 project based units, with 767 expected to expire by 2004. Project based assistance is renewed on an annual basis, so the number of available units can change in a short amount of time. Also there is a concern that HUD may cut its support for Section 8 funding, which would adversely affect the availability of project based units.

1.5 Housing Counseling

Needs:

Housing counseling services are needed to help individual households remain in their homes. Tenants, potential buyers and existing owners may also need counseling to assist with financial management issues.

Five-Year Goal:

Approximately 1,000 low-income tenants, prospective buyers and homeowners will maintain and/or improve their housing situations through housing counseling and education. **(Priority – Medium)**

Strategy:

Support existing programs in the continuation and expansion of effective counseling programs. The Affordable Housing Corporation, Lake County Community Action Program, and the Lake County Housing Authority currently provide housing counseling.

APPENDIX A: Public Involvement Process

Although a general description of the public involvement process has been included in the body of the Consolidated Plan, a list of meetings and participants has been also included to give a more complete picture of Lake County Consortium's citizen participation process and receipt of public input.

Consolidated Planning Process Oversight

Oversight for the planning process is provided by the advisory commission membership of the three entitlement jurisdictions, as discussed in the Institutional Structure and Coordination of Resources section of the Introduction.

Consultation with Public Housing Authorities

A joint meeting and numerous follow-up individual contacts were held with the directors and staff of the Public Housing Authorities to exchange information and to coordinate planning efforts, in addition to review of their PHA Plans.

Continuum of Care Planning Process Participants

The following governmental agencies, non-profit organizations, and other homeless advocates participate in either the Advisory Planning Group or the Lake County Coalition for the Homeless:

A Safe Place

Alexander Brothers (The Salvation Army)
Catholic Charities
Christian Church of Luthrians (CCOL)
City of Waukegan
Emanuel's House
Fair Housing Center
Habitat for Humanity
HealthReach
Independence Center
Illinois Department of Human Services
I-Plus
Lake County Haven
Lake County Housing Authority
Lake County Health Department/Behav. Health
Lake County Planning Department

Lake County Resident of Development Center

Love, Inc.
Marist
NACASA
North Chicago VA Medical Center
PATS Club Services
Public Trust Legal Services
Project Reach
Shible Township
United Way of Lake County
University of Illinois/Chicago
Waukegan Township
Youth Build
YWCA
Zion Township

Copies of previous and current Continuum of Care applications provide a more complete listing of activities conducted by this group. Advisory Planning Group members continue to meet and plan for current and future Continuum of Care applications in an effort to end chronic homelessness.

Lake County Housing Authority

The Lake County Housing Authority is organized pursuant to State of Illinois Law. The Lake County Board Chairman, with the approval of the Lake County Board, appoints housing Authority Board Members. The Housing Authority administers the Section 8 voucher program for Lake County, excluding the Cities of North Chicago and Waukegan.

D. Other Information Required by HUD

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

Attachments

PHA Plan Table Library

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

- **ATTACHMENT IL056 a06 DECONCENTRATION POLICY**
- **ATTACHMENT IL056 b06 PET POLICY**
- **ATTACHMENT IL056 c06 IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS**
- **ATTACHMENT IL056 d06 SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT**
- **ATTACHMENT IL056 e06 STATEMENT OF PROGRESS**
- **ATTACHMENT IL056 f06 DEFINITIONS**
- **ATTACHMENT IL056 g06 HARDSHIP EXEMPITON POLICY FOR MINIMUN RENT**
- **ATTACHMENT IL056 h06 RESIDENT ASVISORY BOARD MEETING MINUTES**
- **ATTACHMENT IL056 i06 THE REGIONAL HOUSING INITIATIVE**
- **ATTACHMENT IL056 j06 LCHA ORGANIZATIONAL CHART**
- **ATTACHMENT IL056 k06 CAPITAL FUND PROGRAM PARTS I, II, III, AND FIVE YEAR PLAN**
- **ATTACHMENT IL056 l06 CFP P&E 2003**
- **ATTACHMENT IL056 m06 CFP P&E 2004**
- **ATTACHMENT IL056 n06 CFP P&E 2005**
- **ATTACHMENT IL056 o06 PHA PLAN PUBLIC HEARING**

- **ATTACHMENT IL056 p06 RESIDENT ADVISORY BOARD**
- **ATTACHMENT IL056 r06 LAKE COUNTY HOUSING AUTHORITYBOARD OF COMMISSIONERS**

ATTACHMENT IL056 a06

DECONCENTRATION POLICY

It is the policy of the Lake County Housing Authority to promote economic integration within its general occupancy developments (family housing) all of which exist as scattered site housing or are defined by the Department of Housing and Urban Development as “small developments”. In general, because of the nature of the Authority’s housing stock, developments with average incomes outside of the established income range may be regarded as having met the goals of deconcentration by virtue of their size, location and/or configuration. However, in order to evaluate the status of its developments the Authority will regularly collect and analyze income data.

Based on income data collected each month, the Authority shall determine annually the average income of all families residing in its general occupancy developments. Family housing developed in conjunction with elderly housing projects will be considered separate general occupancy developments for the purposes of this policy. Families with incomes above 115 % of the average shall be deemed high income and those below 85 % of the average shall be designated as low-income families.

Annually, based on income data collected monthly, the Authority shall determine the average income for each general occupancy development. Developments with average incomes above 115% of the overall average for Authority residents residing in family housing shall be designated high income developments while those with average incomes below 85 % the overall average for Authority residents residing in general occupancy developments shall be designated low income developments.

The Authority recognizes that income data appearing on the pre-application may not be current when the family’s name rises to the top of the waiting list. The Low Rent Program will encourage families on the waiting list to update information. It is the family’s responsibility to respond with current information in order to assure the offer of an appropriate unit. The Housing Authority cannot be held liable for improper skipping where a family neglects to provide current information. Further, the procedure and product of skipping is not subject to the Authority’s Grievance Procedures.

When a unit becomes available in a high-income development, the Authority may skip families on its waiting list, if necessary, to make the offer of the unit to a family with an income below the overall average. Similarly, when a unit becomes available in a low-income development, the Authority may skip families on its waiting list, if necessary, to make an offer of the unit to a family having an income above the overall Authority average. If the waiting list does not contain a family in the desired income category for the next available unit of family housing the Authority will offer the unit to the first family on the waiting list. In managing its waiting list to achieve economic integration the Authority may apply preferences except if using them would result in either offering a unit in a high income development to a family with income above the overall average or offering a unit in a low income development to a family with income below the overall average. These restrictions shall not apply to a family offered a unit as a result of a preference based on domestic violence.

Any family rejecting the offer of a unit resulting from skipping shall retain its position on the waiting list subject to the list’s periodical re-ranking.

At its discretion the Authority may evaluate income averages for general occupancy developments either monthly or quarterly to monitor the effects of its deconcentration procedures. Developments with average incomes between 115% and 85% of the overall average income shall be regarded as economically stable and integrated and newly vacated units within those developments exempt from deconcentration procedures until such time as the established income range is exceeded. In order to maintain economic integration, stable developments shall be evaluated at the same time as non-stable developments. Where imbalances reemerge beyond the established income range, a general occupancy development will again be subject to deconcentration procedures unless they may be regarded as having met deconcentration goals due to their size, location or configuration.

ATTACHMENT IL056 b06

PET POLICY

All pet owners or residents wishing to own a pet shall be required to complete a Pet Application in the form prescribed by the Housing Authority. It may limit the number and type of pets a household is allowed based on the size of the unit, the activity level needed by the pet and the exercise that the resident will provide the pet. No dog of the AKC breeds Stafford shire Bull Terrier and American Stafford shire Terrier or any other breed or mixed breed commonly known, as "pit bull" shall be permitted.

Pets Permitted

Only common domesticated household pets may be maintained on Authority property. These are dogs, cats, ferrets, gerbils, guinea pigs, hamsters, rabbits, fish, turtles and caged birds. Reptiles are prohibited. Cats may not weigh more than 15 pounds. Dogs may not weigh more than 35 pounds and/or stand 24 inches from the ground to the top of the head. The capacity of aquariums shall not exceed 20 gallons.

Application

Pet Applications must be completed as part of the admissions process or prior to an existing resident's acquisition of a pet. The Application must be renewed at the pet owners annual re-cert and evidence of current licensure presented. Pets will only be allowed upon the approval of the Application by the Authority. At admission the Application must be accompanied by appropriate proof that the pet is licensed if so required by the municipality in which the unit is located and that the animal has received inoculations for rabies and other communicable diseases. A photograph of each pet must be provided to the Authority. Residents wishing to become pet owners may receive conditional approval of an Application provided they agree to submit the same inoculation documentation and a photograph after the pet joins the household. The Application must provide for at least one affidavit of agreement signed by someone other than a household member to care for the pet in the event that illness or other circumstance prevents the owner from providing appropriate levels of care. The Application will also require consent of the owner to allow the Authority to place the pet in the care of a veterinarian or reputable pet care agency should the Authority be unable to contact the alternate caregiver within 24 hours or the alternate caregiver refuses assistance. Such action would be taken at the expense of the owner. Residents who are not current on their rent or any repayment agreement may not apply for pet ownership.

Deposit and Charges

A pet deposit of \$300 will be required to be submitted with the Application except at buildings housing elderly residents where the pet deposit will be equal to the household's security deposit but not to exceed \$300. The deposit will be returned when the household vacates the unit unless its use is necessary to cure problems created directly or indirectly by pet ownership. The Authority may recover costs it incurs that are associated with its obtaining appropriate care for the pet in the event the owner is incapacitated and the alternate caregiver is unavailable or

refuses assistance. The Authority shall charge an amount equal to its cost for an hour's labor for removing pet waste beginning with the onset of each hour of labor.

Restrictions

1. Pet owners or alternate caregivers shall be responsible for the removal of all pet waste. All dog waste outdoors shall be scooped and properly disposed of and cat litter will be securely bagged before depositing it in garbage containers. Cages and aquariums shall be regularly cleaned and maintained in a manner that does not cause offensive odor.
2. Dogs and cats shall be restrained by leash or harness and under human control whenever they are outside the unit, indoors or outdoors.
3. Dogs and cats must wear collars at all time with appropriate licensure and valid rabies tag displayed.
4. Pets conventionally housed in cages, terraria or aquaria shall be so housed.
5. Dogs, cats and rabbits shall be neutered before they reach six months of age and documentation to that effect provided the Authority.
6. Pets must be under control at all times. Pet owners are responsible for the behavior of their animals at all times. Pets shall not be allowed to disturb the right of other resident's or neighbor's peaceful enjoyment of the premises due to noise, odor, threatening or physically harming behavior, vermin or parasites.
7. Pets are not allowed in any common area of a building except for egress or ingress to and from the closest entrance to the pet owner's unit.
8. No animal found to be dangerous or deemed to be vicious shall be permitted on Authority property.
9. Pet owners and other residents are responsible for visiting pets, which are subject to the same restrictions recited in this policy.
10. Pet owners shall indemnify the Authority and hold it harmless against loss or liability of any kind arising from their pets.
11. Cases of inappropriate care, abuse or abandonment shall be referred for investigation to animal control authorities or the Humane Society and the owner shall hold harmless the Authority for such referrals mad in good faith.

Exemptions

The Authority shall, as a reasonable accommodation, waive elements of the Pet Policy for persons with disabilities. Nothing herein shall hinder full access to units and common areas by persons with disabilities who utilize certified guide dogs, signal dogs or other service dogs.

Enforcement

Any resident or employee of the Housing Authority observing a violation of the Pet Policy shall report the infraction to the Low Rent Housing Management. The pet owner shall be served written notice of the violation and means necessary to avoid future violations. The notice shall inform the pet owner that subsequent violations of the Policy may be grounds for the termination of pet ownership or the lease. In the event of repeated violations the Authority shall act to terminate tenancy in accordance with provisions of the lease, which include notification that the Authority's actions are subject to its Grievance Procedures.

ATTACHMENT IL056 c06

IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS

Pursuant to HUD regulations the Authority's Board of Commissioners adopted a policy requiring that households must 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) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement.

In advance of this action, all non-elderly public housing residents were provided a copy of the proposed policy and the amended lease language.

In implementing the policy the Authority originally examined its rent roster to determine which covered households were subject to the community service requirement. Those households were provided additional notice of their obligations and were given a sample list of the types of agencies or organizations through which the volunteer community service requirement could be met. They were also provided with community service work verification forms to be completed by the supervisor at the agency or organization site where the work is performed.

The Community Service Policy has been included as part of the Handbook for new admissions and is discussed in resident orientation meetings prior to occupancy.

Each month the Authority reviews its rent roster to determine which households are covered by the policy and call or sends letters reminding them of their responsibility under the lease. Those that do not verify that they have met the community service requirement are informed of their obligation to make up their community service deficit or enter into an agreement with the Authority to do so at their first annual recertification following the policy's adoption. Further, they are put on notice that failure to enter into an agreement or comply with its conditions will result in the non-renewal of their lease beyond its term.

ATTACHMENT IL056 d06

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

Lake County Housing Authority is in the process of developing policies to govern the use of Section 8 resources to assist program participants in become homeowners. The Authority envisions limiting eligibility to those Section 8 families that have been enrolled in the Family Self Sufficiency Program for one or more years; do not owe the Authority any money; have the ability to make a minimal down payment from their own savings; have sufficient income to support principal, interest, tax and insurance obligations; attend housing counseling; and, are able to qualify for a governmentally insured or private sector loan meeting generally acceptable underwriting standards.

Lake County Housing Authority is recognized by the Department as a Comprehensive Housing Counseling Agency and has received HUD support for that service. In previous years the Authority administered a County CDBG funded shared equity homeownership program for first time buyers. The County opted to shift responsibility for that program to its Affordable Housing Commission upon its creation.

ATTACHMENT IL056 e06

STATEMENT OF PROGRESS

Lake County Housing Authority continues to provide its low rent program residents with safe and well maintained housing and services as evidenced by its high marks on Resident Satisfaction surveys. Its modernization program has proceeded in an orderly fashion with funds obligated and expended within program requirements. The quality of documentation and physical work remains a top priority of the agency. The Authority uses its subsidy to fund ROSS activities for Service Coordinators. We continue to contract with a local social service agency to provide those services to elderly residents to increase their independence and well being. The Authority has branched into the community to partner with many other agencies to provide any needed activities. Some partnerships include but are not limited to Youthbuild Lake County, State Funded Summer Food Program, PADS Crisis Center (Hurricane Katrina FEMA Funds), Shields Township's Shelter Care Plus Program and many others.

ATTACHMENT IL056 f06

DEFINITIONS

Significant Amendments/Modifications and Substantial Deviations/Modifications to the agency PHA Plan,

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual Statement or five year action plan) or change in the use of replacement reserve funds under Capital fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities;

Any current or new in HUD regulatory requirements will be adopted and not considered a Significant Amendments/Modifications and Substantial Deviations/Modifications to the agency PHA Plan.

ATTACHMENT IL056 g06

HARDSHIP EXEMPTION POLICY FOR MINIMUM RENT

The Lake County Housing Authority has set the minimum rent at \$50.00. However if the family requests a hardship exemption, the Lake County Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
 - 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - 5. When a death has occurred in the family.
- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

ATTACHMENT IL056 h06

RESIDENT ASVISORY BOARD MEETING MINUTES

The meeting of the Resident Advisory Board was held at Lake County Housing Authority on Thursday, April 27, 2006 at 3:00 P.M. Present at the meeting were:

John Donald, Beach Haven Tower
Maere Floyd-Pitts, Marion Jones
Gail Edwards, Shiloh Towers
Elizabeth Sheehan, Orchard Manor
Pat Keller, Low Rent Supervisor
Corinne Jordan, Associate Supervisor
Alon Jeffrey, Executive Director
David Northern, Deputy Director
Valerie Rogers, Administrative Secretary
Hemant Shah, Comptroller
Heather Mikulski, Low Rent Support

Alon Jeffery opened the meeting by advising the attendees of the new regulations HUD is enforcing upon all Housing Authorities. The Housing Authority is required over the next years, by 2011, to convert to Project Based and Asset based management; by this HUD is trying to convert Housing Authorities into Property Management Firms just like in the private sectors. Every project has to stand-alone and be economically viable or be converted in the Voucher Program. Some of these activities will commence by October 1, 2006. Accounting will be done on a project-by-project basis.

Historically HUD, in the Public Housing Program, designated projects based on when and what funding was needed to develop the property. Our Housing Authority had twenty projects on the old basis including some as small as two units. We have as of April 21, 2006 reconfigured our projects into five for the purpose of Project Base Management and Asset Management. Marion Jones will be one project on its own. There will be two senior projects, one will go from Shiloh Towers across North into Antioch and the second will be from Warren Manor across Grayslake into Wauconda. There will also be two scattered site projects of about eighty units each divided by Route 45, East of Route 45 will be one project while West of Route 45 will be another. We have at this point three Housing Managers and Ms. Keller as the Low Rent Supervisor in the Low Rent department. We have our maintenance staff, which eventually each Housing Manager will be responsible for one or more projects and will oversee their own maintenance staff that will be attached to each property.

As a Governmental entity as we have a Board of Directors there will have to continue to be a central office, as we have to meet certain obligations on a central basis. Some things still have not been determined as to how we are able to do certain things, we would like to maintain central purchasing although one part of HUD would like to see purchasing done at the project level another part of HUD would like it to remain central, so there is an internal dispute in Washington which is still unresolved.

Our accounting will be done on a project-by-project basis but will still be done centrally. All bookkeeping will still be done centrally also. We have not yet determined how to handle admissions and eligibility either at project locations or at the central office. By current laws and regulations this issue of Project Base Management and Asset Management is not intended to cover either the Capital Fund Program nor is it intended or by Law required to cover the Section 8 Housing Project. However, the Department of Housing and Urban Development at this point is trying to create a mechanism to call the Voucher Program a project onto itself. This is a process that has been going on for several years. There is a new program to calculate the funds, which the Authority receives over and above rent from Public Housing tenants. On that formula basis we are supposed to do better than we used to do financially. However, the budget submitted by the President this year appears to fund about eighty percent of the format, which will either leave us

somewhat shorter than what we used to get of to barely break even from what we used to get in previous years. These things are unclear until Congress acts and determines what to do with the President's proposal. The President's proposal has also indicated an overall reduction in the Capital Fund program that would at best give us \$900,000.00 to \$1,000,000.00; again this is only what has been proposed in Washington. As we begin this transition into Project Based Management a lot of things will be happening that are to be done differently than they have been in the past. Again this transition is expected to be finished up in the year 2011. We just have to see where this all leads.

Mr. Northern states that all proposed changes are based on current HUD regulations in enforcing changes to conform Agencies to act like a business more than a Governmental Agency or Service Provider. We have to find ways to collect our rent, save money and find other funding sources for certain projects and items. With the changes coming about for the Agency and the new regulations that we are facing in the near future one of the first things we have proposed is the possibility of closing the waiting list because we need to evaluate and change our preference list since we are having some problems with our current preferences. We are one of the only Agencies around that continues to have our waiting list open. We are not saying that we will be closing our waiting list for good or even close it every two years, what we want to do is close it to give us an opportunity to deal with the people that are currently on the waiting list either by housing these persons or they decide that they no longer need to be housed. Along with investigating which preferences are needed, we may need to add new preferences, get rid of some of the old ones or get rid of all of them or try something totally different. Closing the waiting list will give us a good opportunity to make whatever changes are necessary. One thought process was if we change this now and add new preferences everyone on the waiting list would have to be changed. By closing the waiting list we can work to a certain point and handle those already waiting for housing.

If we decide to only have twenty-five preferences we can work our waiting list down to those persons that have only those twenty-five preferences then re-open our waiting list. This way everything would be fair, this would help us as an Agency and the Community as to the people on the waiting list and how long they have been waiting for assistance; as some have been waiting ten to twelve years.

Valerie Rogers states that so of January 1, 2006 we have about eight thousand people waiting for a turn at some type of rental assistance. Every year in December we ask people to respond to an update to make sure we know how to reach them. Those who don't respond get removed so as of January 1, 2006 we sent out our annual update and two thousand people did not respond so we have removed those people and we still have six thousand people waiting for assistance. We have people currently that have been waiting for assistance since 1991; at least 10% of the waiting list has been waiting longer than five years. With the system of preferences we have the priority points first determine the ranking so that some one that's been on the waiting list for several years can be bumped by some one coming in today with more preference points. We have discovered that some of our preferences are misleading in that people believe that they qualify for certain preferences and are selected and interviewed based on these preferences only to find that they are not eligible for that particular preference and then need to be put back on the waiting list causing the Authority to waist time and energy to get nowhere. Some of the preferences we currently have are associated with time frames that can expire before a person can be pulled from the waiting list, so those preferences are no longer counted and said persons wind up back on the waiting list to wait longer.

Mr. Donald states that in two years things can change for those on the waiting list.

The Board is committed to maintaining our Residency preference; their belief in this is that this is The Lake County Housing Authority it should first serve Lake County residents or those that work in Lake County. We also feel very strongly toward our relationship with the Lake County Center for Independent Living and feel that the nursing home preference is a significant one, it is not used often but typically is a younger person that has had an accident that has left them significantly disabled and after what ever hospital

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treatment they are put into a nursing home and are stuck there. Lake County being a major military base has a lot of people retiring from the military therefore we think it to be appropriate to keep some preference towards Veterans. The Elderly & Disabled preference is one we may want to think about, as there seems to be a lot of additional developments of more Senior Housing in the County there may be at this point as many as three hundred units under construction for Seniors. We recognize that issues that have to do with domestic violence and hate crimes are not insignificant but they are the hardest to work with in that by the time the person comes up on the waiting list for assistance those preferences are no longer available for whatever reason. Displacement perhaps can be looked at in a different way as it relates to disasters and government action. Given the nature of the waiting list when we put some of these preferences into place we were in a growth mode and we are no longer in this phase so some of these things are difficult to cope with and people solve some if not most their problems before we can help them and a lot of the preference really don't mean any thing any longer. We have had basically the same number of Vouchers for the past eight years, Public housing development stopped in 1994, so we only deal with turnover today. We turn over about thirty Vouchers a month and about one hundred twenty five Housing Units in one fiscal year off both waiting lists we can take only about five hundred people per year. We need to assess how we get people into housing.

We had a discussion with HUD about reasonable accommodation. Based on HUD guidelines HUD considers the living room a sleeping area. So if a married couple or boyfriend and girlfriend that cannot share a bedroom for what ever reason we no longer need to give them an extra bedroom or increase the Voucher size to a two bedroom Voucher because all HUD regulations point to the fact that the living room can also be a sleeping space as long as there is only two people sleeping in this room. In situations where this is not possible then we will get a second bedroom but in most cases we deal with it is possible for this to be done. HUD has seconded this right to use the living room as bedroom space for us. We are given a base amount of money to fund Section 8 and it harms the Agency if we have to give a bunch of two bedroom units and takes away from the amount of people we can serve. Some villages may have codes not allowing the living room to be used this way and in this case we will issue a second bedroom Voucher.

Hemant goes on to discuss late fees and Project based Accounting. Currently we are not charging any late charges to any tenants. If we do not change the regulations on this and the tenant does not change their habit of not paying the rent on time our Housing Authority will become a financially troubled Housing Authority and that will give HUD a reason to take away our units. We need to be sure that the tenant pays the rent on time, when rent is not paid on time our managers have to prepare fourteen day notices, go door to door serving these notices and so on, this is an extra expense for the Housing Authority. Some times up to one hundred twenty people do not pay their rent on time so we have to generate over one hundred notices and serve these notices which costs us money. Last year we had to write off almost seventy thousand dollars, in the long run this will hurt the tenants because we will be loosing the properties we have to house these people. We must start charging a late fee to the tenant if they don't pay their rent by the fifth of the month. We haven't decided what the fee will be yet but we are looking at between one and twenty five dollars. We want to encourage our people to pay on time. If a tenant is late four times in twelve months they can be terminated. When a tenant moves out they currently have to give us a fifteen day notice as per our current regulations if they do not give us proper notice we charge them fifteen days rent, this is also hurting the Housing Authority because we do not have enough time to find another tenant to put into the unit. This causes us to have vacancies for more than twenty days and it is counted against the Housing Authority in and we are loosing our subsidy. We want to change our regulations from the current fifteen-day notice to a thirty-day notice to move out. This will give us more time to lease the unit and avoid being penalized by HUD.

Mr. Donald states that some tenants on Social Security do not get their checks in time to pay the rent before the fifth of the month.

Ms. Floyd-Pitts asks how many times can a tenant be late in a year period be for something is done?

Mr. Northern answers that if a tenant is late four times in a twelve-month period they can be terminated from the program.

Corrine addresses Section 8 issues and paybacks. Based on current rules a payback is when someone doesn't report all their income and we come to find out later that they have had monies that they didn't tell us about so they should have been paying more in rent, we then enter into an agreement with them to repay the amount that they should have been paying, this goes by income. If a tenant wants to continue being on the program they will sign this agreement and make regular payments. Currently we have sixty eight thousand dollars owed by people late to report or not reporting income changes. We need to set a limit and prosecute a person when they owe a large sum of money that they have not attempted to pay back. If a participant makes a payment on a payback and the check is returned for NSF we need to charge a fee for the fees the bank charges us.

Mr. Donald asks how we can allow persons to owe so much money.

Ms. Keller replies that this happens when persons do not report income for long periods of time and we find out about it.

Mr. Donald asks that since this is federal money is it a federal offence.

Mr. Jeffrey states that only if the U.S. Attorney is prepared to take it to federal court, which they typically will not do.

Ms. Floyd-Pitts states that it sounds like there has been some miscommunication over time.

Mr. Northern states that we communicate all the time in writing with billing statements and notices.

HUD says your rent is to be based on your anticipated yearly income. We are proposing that a person must be off work and not paid for six weeks before we will make an adjustment to their part of the rent. Child support is another problem as we have people getting support from other states and the reporting we get from Illinois is a couple of months behind, so to ease up on paperwork we are saying that if you have not gotten a payment in three months we will then do an adjustment.

Alon states that we are required to hold certain hearing for possible terminations and our Board has taken steps to lighten these things, as there are certain times where we want to be reasonable to people due to certain circumstances. Historically if the Board heard an appeal to a proposed termination frequently the Board would overturn the staffs decision to terminate people from the Voucher Program and give them an opportunity to repay any monies owed to the Housing Authority. What sometimes happens them is the people end up not paying any thing back. Under current HUD rules we have to again go through the hearing process, which is wasted time and energy. So what our Board decided to enforce, at the last Board meeting, is a new policy in which they will affirm the termination but delay its enforcement as long as the party under agreement is paying as scheduled. They will then reverse the termination when the payment is made in full, otherwise if there is a default in payment termination is automatic because it has already been affirmed by the Board in the hearing.

Pat Keller addresses proposed changes for Low Rent. The number of bedroom sizes for families with foster children needs to be addressed, our regulations say that foster children are not required to share a bedroom with any other children. We need to change this to state that same sex children either natural or fosters should still share a bedroom. We need to start moving tenants to smaller units when their family size decreased when we find out about it, as we have people on the waiting list for larger bedroom sizes. The notice we have to give to a tenant to move to a larger unit is currently thirty days but this needs to be changed to reasonable notice because most people wanting a larger unit don't want to wait thirty days and will work to move sooner.

Mr. Donald asks what do we do about illegal immigrants that apply for housing or on housing.

Mr. Jeffrey answers that there are two questions in this. One question is, is the entire household ineligible in such that they are all not citizens or duly authorized to be in the county. The second question is, is only one member an unauthorized person, under current HUD rules we do what's called a family pro-ration so that if there were five people in the family and four were eligible and one was not they could all live there but they only get eighty percent benefit.

Payment of security deposit is also a problem because a lot of people may only have enough to cover the first month rent and a lot of people cannot afford to pay both security and first month rent. We need to offer an agreement for making payments on security deposits. Also the hardship exemption is hard to prove up and we need to specify immediate family be added to our regulations and be enforced to give tenants a hardship allowance when necessary.

In regards to paying rent our regulations state that all rent must be paid at the Housing Authority but we have tenants that pay the Housing Managers directly at the sites and as long as they are paying with check or money order we do not see a problem with this. We also suggest that if rent is not paid by the tenth of the month we would like to add a twenty-five dollar late fee to the rent.

Mr. Donald states that some people do not receive their social security checks until the middle of the month.

Ms. Keller states that we are aware that a lot of pay dates for social security are different and we suggest to the persons paid in mid month that they should try to pay a month ahead. But we are aware of the different circumstances and try to work with those persons.

The pet policy has caused a great controversy because the Marion Jones complex is not allowed any animals. We suggest that we could allow spayed or neutered cats at Marion Jones but no dogs. Due to the problems with mice, cats would be a good idea to help control the mice and allow children to have a pet at this site. If this is approved, tenants that choose to get cats must prove that they have been spayed or neutered. Every place else we will still allow dogs.

Ms. Floyd-Pitts states that she does not like cats. And suppose someone decides to move into a unit after the cat people have been there they need to be informed that there was cats in the unit incase they have allergies.

Mr. Donald states that if you don't want mice get sticky paper to catch them.

Ms. Keller states that cats would do better at controlling the mouse problem.

Ms. Floyd-Pitts again states that she does not like cats and is not happy about this proposal.

Mr. Northern states that every thing is just a proposal at this stage.

Mr. Jeffrey states that we will carefully take all of these things we are talking about and we will have to measure them against HUD rules and regulations. For example I am not sure that we can have a pet policy that says felines but no canines. I suspect that HUD regulations say domestic animals or no domestic animals one or the other. I do not think it allows you to separate felines and canines.

Ms. Keller states that this is true and she will reread the admin plan on this point. The plan states that all properties can have pets but we have never allowed any pets at Marion Jones. Again this is a particular complex rule.

Mr. Northern addresses Capital Fund points. We are putting more lighting and cameras at other sites for further protection. We have just finished remodeling a few senior locations and will be working on

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other buildings in the near future. Currently we are discussing with the city of North Chicago redoing the parking lots at Marion Jones. We have also remodeled the interior of the Housing Authority's offices and are proposing making the building and parking lot larger. Depending on the amount of money we are allotted in the Capital Fund program for the up coming year operations dollars should remain the same.

A number of years back we put into our plan the ability to take some Vouchers and attach them to a buildings, we did this through what were the rules or HUD regulations at the time. We were authorized to do 20% of our Vouchers in this fashion, since that time because some to the private owners have opted out we have some additional Vouchers we had specified up to four hundred be Project Based in the current plan. We want to raise that to the maximum, which would be five hundred twenty. There is a new part of the regulations that says that if within the last three years a development has gone through some other competition to another governmental entity we could automatically accept an application from them without doing a request for proposals. We want to put those regulations into our plans.

Ms. Floyd-Pitts asks that with the preferences that will no longer be continued will there be new preferences put in their place.

Mr. Northern states that again we realize that we need to change. We don't know exactly what we are going to do now but the first step is to close the waiting list to give us time to evaluate more data in order to decide where we are going with the preferences. We want to try to create a better environment for all.

Ms. Rogers states that if we close the waiting list in October we expect it to take us about two years to get through every one already on the list. By the end of those two years we will present what we propose to do about preferences and all else we have discussed today.

Again Ms. Floyd-Pitts states that she does not like the idea of cats at the Marion Jones complex.

Ms. Keller states that we really don't want to do this but we have had so many inquiries with the people that have been bothered by the mice. Tenants have asked if they can get a cat.

Mr. Northern states that we consider all suggestions presented to us. We are running a program that individuals utilize so we want to review things and make an educated decision on what we should do not just based on personal feelings.

Ms. Donald asks about exterminators to hand the mice.

Ms. Keller states that a lot of times they bait and our exterminators do not use bait because of children.

Mr. Jeffrey ends the meeting stating that we have to take everything we have proposed and check with HUD regulations before we can make any decisions or move forward with any changes.

ATTACHMENT IL056 i06

THE REGIONAL HOUSING INITIATIVE

The RHI is an intergovernmental partnership with five partners: IHDA, the Metropolitan Planning Council (MPC), Chicago Housing Authority, Cook County Housing Authority and Lake County Housing Authority. The partnership is preparing an expansion to include other counties, and better serve municipalities throughout the region in 2006.

Developers in the Chicago region are benefiting from the **Regional Housing Initiative (RHI)**, a new and innovative tool that supports new construction, rehabilitation and/or acquisition of mixed-income family housing near jobs and transportation. The program was created to spur housing development that meets the Housing Endorsement Criteria adopted by the Metropolitan Mayors Caucus, and addresses several priority concerns of housing in Illinois. RHI provides financial incentives through operating subsidies that stay with the development for up to 10 years (renewable). Also, developers receiving RHI support who apply to IHDA for Federal Low-Income Housing Tax Credits receive four extra points in their IHDA application scoring.

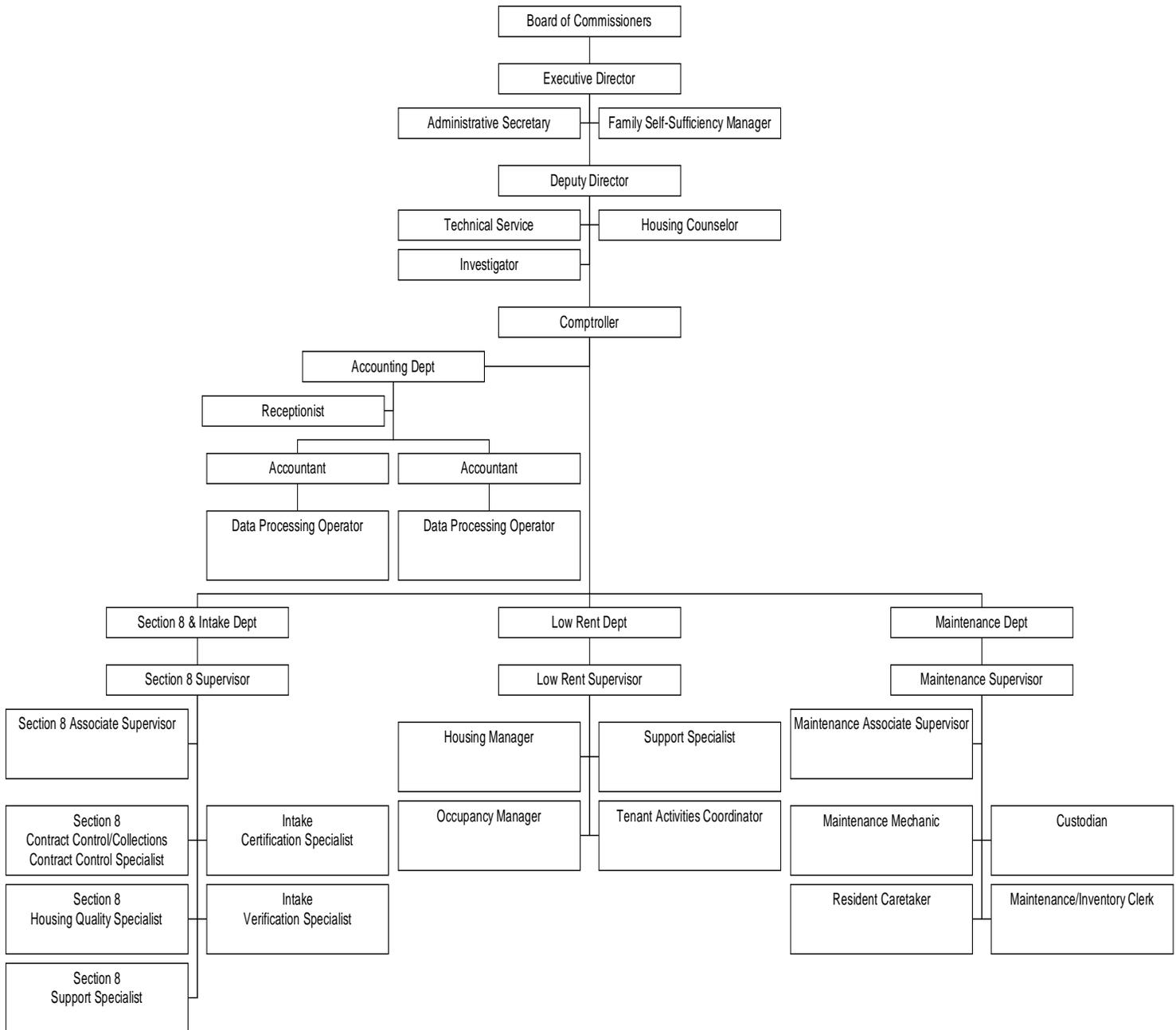
The LCHA will make referrals to Project Based projects by using the following methods:

- LCHA will use its current waiting list selection process for Project Based properties in its jurisdiction.
- LCHA will invite three applicants from the waiting list based on the earliest date applied, and will forward the names to the PHA or Owner of the Project Based property.

ATTACHMENT IL056 j06

LCHA ORGANIZATIONAL CHART

Lake County Housing Authority



ATTACHMENT IL056 K06

CAPITAL FUND PROGRAM PARTS I, II, III, AND FIVE YEAR PLAN

**Component 7
Capital Fund Program Annual Statement
Parts I, II, III, Five Year Plan**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P056-501-06 FFY of Grant Approval: (10/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$50,000
3	1408 Management Improvements	\$25,000
4	1410 Administration	\$98,142
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$60,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$229,105
10	1460 Dwelling Structures	\$585,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	\$10,000
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,057,247
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL06P056-008 Hawley Manor #22	Gazebo	1450	\$20,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-008 Millview Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-008 John Kuester Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-011 Hawley Manor #42	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-011 Orchard Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-013 Warren Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$20,000
	Security Cameras	1460	\$20,000
IL06P056-004 Beach Haven	Gazebo	1450	\$10,000
	Security Cameras	1460	\$20,000
IL06P056-002 Shiloh Tower	Security Cameras	1460	\$20,000
IL06P056-001 Marion Jones	Security Cameras Upgrades	1450	\$10,000
PHA WIDE	Vacant Unit Turnaround	1460	\$150,000
PHA WIDE	Pave Back Maintenance Area at Main Office	1450	\$69,105
PHA WIDE	Replace Stove Gas Lines	1450	\$10,000

PHA WIDE		1460	\$50,000
	Cyclical Painting of Units		
PHA WIDE		1450	\$20,000
	Tree Trimming		
PHA WIDE		1460	\$30,000
	Fire Alarm and Carbon Monoxide Alarm Installations/Upgrades		
Operations		1406	\$50,000
	Operations		
Management		1408	\$10,000
Improvements	Resident Safety & Security	1408	\$10,000
	Resident Initiatives	1408	\$5,000
	Computer Upgrade		
Administration		1410	\$70,000
	Salary Allocation	1410	\$28,142
	EBC		
Fees and Cost		1430	\$60,000
	A&E		
Contingency		1502	\$10,000
	Any		

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Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL06P056-008 Hawley Manor #22	10/2008	10/2010
IL06P056-008 Millview Manor	10/2008	10/2010
IL06P056-008 John Kuester Manor	10/2008	10/2010
IL06P056-011 Hawley Manor #42	10/2008	10/2010
IL06P056-011 Orchard Manor	10/2008	10/2010
IL06P056-013 Warren Manor	10/2008	10/2010
IL06P056-004 Beach Haven	10/2008	10/2010
IL06P056-002 Shiloh Tower	10/2008	10/2010
IL06P056-001 Marion Jones	10/2008	10/2010
PHA WIDE	10/2008	10/2010

form HUD 50075 (03/2003)

PHA WIDE	10/2008	10/2010
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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501-01	Marion Jones Townhomes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting Living Room		120,000	2007-2009
Repair and Upgrade Parking Areas		220,000	2007-2009
Garage Doors		40,000	2007-2009
Total estimated cost over next 5 years		380,000	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501- 02	Shiloh Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-04	Beach Haven Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-07	Scattered Site			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-08	Hawley (22) Manor, Millview Manor, and Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-11	Hawley (45) Manor and Orchard Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-12	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-13	Warren Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-14	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-15	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-16	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-17	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-18	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-19	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-20	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-21	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-22	Almond Townhomes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501-	PHA-WIDE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal Coat and Patch 162 Driveways		230,000	2007-2009
Strip, Seal Coat and Patch 11 Parking Lots		145,000	2007-2009
Re-Key all Secondary Doors Scattered Site		60,000	2007-2009
Convert Maintenance and Mezzanine Area to more Office Space		220,000	2007-2009
Concrete Replacement/Repair		30,000	2007-2009
30 Foot Bucket Trailer		12,000	2007-2009
Complete Rehabilitations /VUT		650,000	2007-2009
Replace Asphalt Driveways		250,000	2007-2009
Golf Carts		30,000	2007-2009
Cyclical painting		500,000	2007-2009
Office Furniture		50,000	2007-2009
Office Upgrades		200,000	2007-2009
Interior Doors Replacement		65,000	2007-2009
Secure Parts Rooms (3) at Senior Buildings		60,000	2007-2009
New Lawn Mower's		50,000	2007-2009
Landscaping		120,000	2007-2009
Tree Trimming		100,000	2007-2009
Bathroom Replacement		400,000	2007-2009
Storm and Screen Doors		250,000	2007-2009
Closet Doors		100,000	2007-2009
Appliances		130,000	2007-2009
Maintenance and Administration Vehicle's		180,000	2007-2009
Replace Roofs		300,000	2007-2009
Siding		160,000	2007-2009
Windows		400,000	2007-2009
Furnaces		120,000	2007-2009
Fence Replacement		100,000	2007-2009
Total estimated cost over next 5 years		\$4,912,000	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501	Management Improvements			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Resident Safety & Security			190,000	2007-2009
Resident Initiatives			170,000	2007-2009
Computer Upgrade			80,000	2007-2009
Training			60,000	2007-2009
Total estimated cost over next 5 years			500,000	

ATTACHMENT IL056 106

CFP P&E 2003

Annual Statement/Performance and Evaluation Report			U.S. Department of Housing and Urban Development		
Part I: Summary			Office of Public and Indian Housing		
Capital Fund Program (CFP)			OMB approval No. 2577-0157 (Exp. 7/31/98)		
HA Name Lake County Housing Authority			Comp Grant Number IL06P056-501-03	FFY of Grant Approval 2003	
Original Annual Statement		Reserve for Disasters/Emergencies	Revised Annual Statement/Revision Number		
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
3	1408 Management Improvements	\$ 149,544.00	\$ 150,931.01	\$ 150,931.01	\$ 150,931.01
4	1410 Administration	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 124,275.21	\$ 132,816.26	\$ 132,816.26	\$ 104,223.77
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 110,205.27	\$ 110,205.27	\$ 110,205.27	\$ 110,205.27
10	1460 Dwelling Structures	\$ 518,027.53	\$ 522,558.73	\$ 522,558.73	\$ 522,558.73
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 5,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 17,905.99	\$ 8,446.73	\$ 8,446.73	\$ 8,446.73
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ -	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,076,043.00	\$ 1,076,043.00	\$ 1,076,043	\$ 1,047,450.51
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance & Evaluation Report			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
					form HUD-52837 (10/96) ref Handbook 7485.3
Page 1 of 9					

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development			
Part III: Implementation Schedule				Office of Public and Indian Housing			
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-03 Program Year Ending 03/31/06		OMB Approval No. 2577-0157 (Exp. 7/31/98)	
Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
HA Wide Activities	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL 056-001 Marion Jones	9/17/2005			9/17/2007			
IL 056-002 Shiloh Towers	9/17/2005			9/17/2007			
IL056-004 Beach Haven T.	9/17/2005			9/17/2007			
IL056-007 Scattered Site	9/17/2005			9/17/2007			
IL056-008 Hawly, millview Kuester & Scattered Site	9/17/2005			9/17/2007			
IL056-011 Hawley Orchard							
IL056-012 Scattered Site							
IL056-013 Warren Manor							
IL056-014 Scattered Site							
IL056-015 Scattered Site							
IL056-016 Scattered Site	9/17/2005			9/17/2007			

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

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

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ATTACHMENT IL056 m06

CFP P&E 2004

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Part I: Summary		Office of Public and Indian Housing			
Capital Fund Program (CFP)				OMB approval No. 2577-0157 (Exp. 7/31/98)	
HA Name				Comp Grant Number	FFY of Grant Approval
Lake County Housing Authority				IL06P056-501-04	2004
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
3	1408 Management Improvements	\$ 175,000.00	\$ 138,852.90	\$ 138,852.90	\$ 81,519.25
4	1410 Administration	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 50,000.00	\$ 21,666.34	\$ 19,968.24	\$ 19,672.04
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 215,203.00	\$ 275,269.07	\$ 275,269.07	\$ 202,992.97
10	1460 Dwelling Structures	\$ 520,508.00	\$ 564,014.09	\$ 564,014.09	\$ 562,329.84
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 5,000.00	\$ 8,269.00	\$ 8,269.00	\$ 1,980.00
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 58,000.00	\$ 28,985.60	\$ 28,985.60	\$ 28,985.60
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ 13,346.00	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,188,142.00	\$ 1,188,142.00	\$ 1,186,443.90	\$ 1,048,564.70
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance & Evaluation Report			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X		X			
		Page 1 of 9		form HUD-52837 (10/96) ref Handbook 7485.3	

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development				
Part III: Implementation Schedule				Office of Public and Indian Housing		OMB Approval No. 2577-0157 (Exp. 7/31/98)		
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-04 Program Year Ending 03/31/06				
Development Number/Name		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
HA Wide Activities		Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL 056-001		9/17/2006			9/17/2008			
Marion Jones								
IL 056-002		9/17/2006			9/17/2008			
Shiloh Towers								
IL056-004		9/17/2006			9/17/2008			
Beach Haven T.								
IL056-007		9/17/2006			9/17/2008			
Scattered Site								
IL056-008		9/17/2006			9/17/2008			
Hawhwy, millview								
Kuester & Scattered Site								
IL056-011								
Hawley Orchard								
IL056-012								
Scattered Site								
IL056-013								
Warren Manor								
IL056-014								
Scattered Site								
IL056-015								
Scattered Site								
IL056-016		9/17/2006			9/17/2008			
Scattered Site								
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance & Evaluation Report				
Signature of the Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
				Page 8 of 9		form HUD-52837 (10/96) ref. Handbook 7485.3		

ATTACHMENT IL056 n06

CFP P&E 2005

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Part I: Summary		Office of Public and Indian Housing			
Capital Fund Program (CFP)				OMB approval No. 2577-0157 (Exp. 7/31/98)	
HA Name	Lake County Housing Authority	Comp Grant Number	IL06P056-501-05	FFY of Grant Approval	2005
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 100,000.00	\$ 50,000.00	\$ -	\$ -
3	1408 Management Improvements	\$ 217,628.00	\$ 217,628.00	\$ 62,861.00	\$ 20,361.00
4	1410 Administration	\$ 112,755.00	\$ 112,755.00	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 525,469.00	\$ 607,169.00	\$ 435,614.86	\$ 355,455.55
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ 31,700.00	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,127,552.00	\$ 1,127,552.00	\$ 498,475.86	\$ 375,816.55
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance & Evaluation Report			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X		X			
		Page 1 of 9		form HUD-52837 (10/96) ref Handbook 7485.3	

Annual Statement/Performance and Evaluation Report			U.S. Department of Housing and Urban Development					
Part II: Supporting Pages			Office of Public and Indian Housing					
Capital Fund Program (CFP)						Performance & Evaluation Report for 501-05 Program Year 2007-0157 (Exp. 7/31/98)		
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL056-4		1450		\$ -	\$ -	\$ -	\$ -	
Beach Haven		1450		\$ -	\$ -			
	Renovate Common Area	1460		\$ 100,000.00	\$ 68,235.00	\$ -		
		1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -	\$ -	
		1475		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1450		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1460		\$ 100,000.00	\$ 68,235.00	\$ -	\$ -	
		Subtotal 1465		\$ -	\$ -	\$ -	\$ -	
IL 056-7		1450		\$ -	\$ -			
Scattered Site		1460		\$ -	\$ -			
	0	1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -		
		1475		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1450		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1460		\$ -	\$ -	\$ -	\$ -	
IL056-8	Build bridge Over Greek	1450		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
Scattered site	ADA Doors	1460		\$ -	\$ 12,915.00	\$ 12,915.00	\$ 12,915.00	
PHA Office		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
		1470		\$ -	\$ -	\$ -	\$ -	
		1475		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1450		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
		Subtotal 1460		\$ -	\$ 12,915.00	\$ 12,915.00	\$ 12,915.00	
		Subtotal 1470		\$ -	\$ -	\$ -	\$ -	
		Subtotal 1475		\$ -	\$ -	\$ -	\$ -	
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance & Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Program Administrator and Date				
Page 4 of 9				form HUD-52837 (10/96) ref Handbook 7485.3				

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development				
Part II: Supporting Pages				Office of Public and Indian Housing				
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-05 Program Budgeting FY 2007-0157 (Exp. 7/31/98)				
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL056-15		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
IL056-16								
Scattered Site		1450		\$ -	\$ -	\$ -	\$ -	0
		1460		\$ -	\$ -	\$ -	\$ -	0
		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
IL056-18								
		1460		\$ -	\$ -			
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
IL056-20								
		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance & Evaluation Report

Signature of Executive Director and Date

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

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development				
Part III: Implementation Schedule				Office of Public and Indian Housing				
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-05 Program CFP Ending 12/31/06				
Development Number/Name		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
HA Wide Activities		Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL 056-001		9/17/2006			9/17/2008			
Marion Jones								
IL 056-002		9/17/2006			9/17/2008			
Shiloh Towers								
IL056-004		9/17/2006			9/17/2008			
Beach Haven T.								
IL056-007		9/17/2006			9/17/2008			
Scattered Site								
IL056-008		9/17/2006			9/17/2008			
Hawhwy, millview								
Kuester & Scattered Site								
IL056-011								
Hawley Orchard								
IL056-012								
Scattered Site								
IL056-013								
Warren Manor								
IL056-014								
Scattered Site								
IL056-015								
Scattered Site								
IL056-016		9/17/2006			9/17/2008			
Scattered Site								
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance & Evaluation Report				
Signature of the Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
				form HUD-52837 (10/96)				
				ref. Handbook 7485.3				
				Page 8 of 9				

ATTACHMENT IL056 o06

PHA PLAN PUBLIC HEARING

The Date of Public Hearing was June 9, 2005. We had no members of the community or the RAB to attend. The LCHA Staff that where present were Alon Jeffrey-Executive Director, David A. Northern-Deputy Director (By Phone) and Valerie Rogers-Administration Secretary. The staff had a discussion about the plan with each other and after a 15min wait we concluded the meeting.

ATTACHMENT IL056 p06

RESIDENT ADVISORY BOARD

Ms.	Brandy	Anderson	Resident Advisory Board
Ms.	Karen	Blatcher	Resident Advisory Board
Ms.	Lillie	Cleave	Resident Advisory Board
Ms.	Christie	Collins	Resident Advisory Board
Ms.	Leslie	Cicero	Resident Advisory Board
Mr.	John	Donald	Resident Advisory Board
Ms.	Maere	Floyd-Pitts	Resident Advisory Board
Ms.	Loretta	Gibson	Resident Advisory Board
Ms.	Dorothy	Hoffmeier	Resident Advisory Board
Mr.	Walter J.	Johnson	Resident Advisory Board
Ms.	Gail	Edwards	Resident Advisory Board
Ms.	Felicia	Lewis	Resident Advisory Board
Ms.	Lorena	Nelson	Resident Advisory Board
Mr.	Curtis	Robinson	Resident Advisory Board
Ms.	Elizabeth	Sheehan	Resident Advisory Board
Ms.	Tonya	Reynolds Friar	Resident Advisory Board
Ms.	Johanna	Crowley	Resident Advisory Board
Ms.	Shirley	Hudson	Resident Advisory Board
Ms.	Carol	Schwinn	Resident Advisory Board

ATTACHMENT IL056 r06

LAKE COUNTY HOUSING
AUTHORITY
BOARD OF COMMISSIONERS

Delacy Peters, Board Chair
Darrell Dick, Board Vice Chair
Patricia McLendon, Resident Board Member
Cranston Byrd
Jeanine Gavagan
John Spoden
Sylvia Valadez

ATTACHMENT IL056 a06

DECONCENTRATION POLICY

It is the policy of the Lake County Housing Authority to promote economic integration within its general occupancy developments (family housing) all of which exist as scattered site housing or are defined by the Department of Housing and Urban Development as “small developments”. In general, because of the nature of the Authority’s housing stock, developments with average incomes outside of the established income range may be regarded as having met the goals of deconcentration by virtue of their size, location and/or configuration. However, in order to evaluate the status of its developments the Authority will regularly collect and analyze income data.

Based on income data collected each month, the Authority shall determine annually the average income of all families residing in its general occupancy developments. Family housing developed in conjunction with elderly housing projects will be considered separate general occupancy developments for the purposes of this policy. Families with incomes above 115 % of the average shall be deemed high income and those below 85 % of the average shall be designated as low-income families.

Annually, based on income data collected monthly, the Authority shall determine the average income for each general occupancy development. Developments with average incomes above 115% of the overall average for Authority residents residing in family housing shall be designated high income developments while those with average incomes below 85 % the overall average for Authority residents residing in general occupancy developments shall be designated low income developments.

The Authority recognizes that income data appearing on the pre-application may not be current when the family’s name rises to the top of the waiting list. The Low Rent Program will encourage families on the waiting list to update information. It is the family’s responsibility to respond with current information in order to assure the offer of an appropriate unit. The Housing Authority cannot be held liable for improper skipping where a family neglects to provide current information. Further, the procedure and product of skipping is not subject to the Authority’s Grievance Procedures.

When a unit becomes available in a high-income development, the Authority may skip families on its waiting list, if necessary, to make the offer of the unit to a family with an income below the overall average. Similarly, when a unit becomes available in a low-income development, the Authority may skip families on its waiting list, if necessary, to make an offer of the unit to a family having an income above the overall Authority average. If the waiting list does not contain a family in the desired income category for the next available unit of family housing the Authority will offer the unit to the first family on the waiting list. In managing its waiting list to achieve economic integration the Authority may apply preferences except if using them would result in either offering a unit in a high income development to a family with income above the overall average or offering a unit in a low income development to a family with income below the overall average. These restrictions shall not apply to a family offered a unit as a result of a preference based on domestic violence.

Any family rejecting the offer of a unit resulting from skipping shall retain its position on the waiting list subject to the list’s periodical re-ranking.

At its discretion the Authority may evaluate income averages for general occupancy developments either monthly or quarterly to monitor the effects of its deconcentration procedures. Developments with average incomes between 115% and 85% of the overall average income shall be regarded as economically stable and integrated and newly vacated units within those developments exempt from deconcentration procedures until such time as the established income range is exceeded. In order to maintain economic integration, stable developments shall be evaluated at the same time as non-stable developments. Where imbalances reemerge beyond the established income range, a general occupancy development will again be subject to deconcentration procedures unless they may be regarded as having met deconcentration goals due to their size, location or configuration.

ATTACHMENT IL056 b06

PET POLICY

All pet owners or residents wishing to own a pet shall be required to complete a Pet Application in the form prescribed by the Housing Authority. It may limit the number and type of pets a household is allowed based on the size of the unit, the activity level needed by the pet and the exercise that the resident will provide the pet. No dog of the AKC breeds Stafford shire Bull Terrier and American Stafford shire Terrier or any other breed or mixed breed commonly known, as "pit bull" shall be permitted.

Pets Permitted

Only common domesticated household pets may be maintained on Authority property. These are dogs, cats, ferrets, gerbils, guinea pigs, hamsters, rabbits, fish, turtles and caged birds. Reptiles are prohibited. Cats may not weigh more than 15 pounds. Dogs may not weigh more than 35 pounds and/or stand 24 inches from the ground to the top of the head. The capacity of aquariums shall not exceed 20 gallons.

Application

Pet Applications must be completed as part of the admissions process or prior to an existing resident's acquisition of a pet. The Application must be renewed at the pet owners annual re-cert and evidence of current licensure presented. Pets will only be allowed upon the approval of the Application by the Authority. At admission the Application must be accompanied by appropriate proof that the pet is licensed if so required by the municipality in which the unit is located and that the animal has received inoculations for rabies and other communicable diseases. A photograph of each pet must be provided to the Authority. Residents wishing to become pet owners may receive conditional approval of an Application provided they agree to submit the same inoculation documentation and a photograph after the pet joins the household. The Application must provide for at least one affidavit of agreement signed by someone other than a household member to care for the pet in the event that illness or other circumstance prevents the owner from providing appropriate levels of care. The Application will also require consent of the owner to allow the Authority to place the pet in the care of a veterinarian or reputable pet care agency should the Authority be unable to contact the alternate caregiver within 24 hours or the alternate caregiver refuses assistance. Such action would be taken at the expense of the owner. Residents who are not current on their rent or any repayment agreement may not apply for pet ownership.

Deposit and Charges

A pet deposit of \$300 will be required to be submitted with the Application except at buildings housing elderly residents where the pet deposit will be equal to the household's security deposit but not to exceed \$300. The deposit will be returned when the household vacates the unit unless its use is necessary to cure problems created directly or indirectly by pet ownership. The Authority may recover costs it incurs that are associated with its obtaining appropriate care for the pet in the event the owner is incapacitated and the alternate caregiver is unavailable or refuses assistance. The Authority shall charge an amount equal to its cost for an hour's labor for removing pet waste beginning with the onset of each hour of labor.

Restrictions

1. Pet owners or alternate caregivers shall be responsible for the removal of all pet waste. All dog waste outdoors shall be scooped and properly disposed of and cat litter will be securely bagged before depositing it in garbage containers. Cages and aquariums shall be regularly cleaned and maintained in a manner that does not cause offensive odor.
2. Dogs and cats shall be restrained by leash or harness and under human control whenever they are outside the unit, indoors or outdoors.
3. Dogs and cats must wear collars at all time with appropriate licensure and valid rabies tag displayed.
4. Pets conventionally housed in cages, terraria or aquaria shall be so housed.
5. Dogs, cats and rabbits shall be neutered before they reach six months of age and documentation to that effect provided the Authority.
6. Pets must be under control at all times. Pet owners are responsible for the behavior of their animals at all times. Pets shall not be allowed to disturb the right of other resident's or neighbor's peaceful enjoyment of the premises due to noise, odor, threatening or physically harming behavior, vermin or parasites.
7. Pets are not allowed in any common area of a building except for egress or ingress to and from the closest entrance to the pet owner's unit.
8. No animal found to be dangerous or deemed to be vicious shall be permitted on Authority property.
9. Pet owners and other residents are responsible for visiting pets, which are subject to the same restrictions recited in this policy.
10. Pet owners shall indemnify the Authority and hold it harmless against loss or liability of any kind arising from their pets.
11. Cases of inappropriate care, abuse or abandonment shall be referred for investigation to animal control authorities or the Humane Society and the owner shall hold harmless the Authority for such referrals made in good faith.

Exemptions

The Authority shall, as a reasonable accommodation, waive elements of the Pet Policy for persons with disabilities. Nothing herein shall hinder full access to units and common areas by persons with disabilities who utilize certified guide dogs, signal dogs or other service dogs.

Enforcement

Any resident or employee of the Housing Authority observing a violation of the Pet Policy shall report the infraction to the Low Rent Housing Management. The pet owner shall be served written notice of the violation and means necessary to avoid future violations. The notice shall inform the pet owner that subsequent violations of the Policy may be grounds for the termination of pet ownership or the lease. In the event of repeated violations the Authority shall act to terminate tenancy in accordance with provisions of the lease, which include notification that the Authority's actions are subject to its Grievance Procedures.

ATTACHMENT IL056 c06

IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENTS

Pursuant to HUD regulations the Authority's Board of Commissioners adopted a policy requiring that households receiving TANF assistance perform 8 hours of community service each month and amended the low rent housing program lease to incorporate this requirement after allowing for the statutory period for resident review and comment. In advance of this action, all non-elderly public housing residents were provided a copy of the proposed policy and the amended lease language. Additionally, the Authority entered into a cooperation agreement with the State of Illinois Department of Human Services for the exchange of information related to TANF participation.

In implementing the policy the Authority originally examined its rent roster to determine which covered households received TANF benefits and were subject to the community service requirement. Those households were provided additional notice of their obligations and were given a sample list of the types of agencies or organizations through which the volunteer community service requirement could be met. They were also provided with community service work verification forms to be completed by the supervisor at the agency or organization site where the work is performed.

The Community Service Policy has been included as part of the Handbook for new admissions and is discussed in resident orientation meetings prior to occupancy.

Each month the Authority reviews its rent roster to determine which households are covered by the policy and sends letters reminding TANF recipients of their responsibility under the lease. Those that do not verify that they have met the community service requirement are informed of their obligation to make up their community service deficit or enter into an agreement with the Authority to do so at their first annual recertification following the policy's adoption. Further, they are put on notice that failure to enter into an agreement or comply with its conditions will result in the non-renewal of their lease beyond its term.

ATTACHMENT IL056 d06

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

Lake County Housing Authority is in the process of developing policies to govern the use of Section 8 resources to assist program participants become homeowners. The Authority envisions limiting eligibility to those Section 8 families that have been enrolled in the Family Self Sufficiency Program for one or more years; do not owe the Authority any money; have the ability to make a minimal down payment from their own savings; have sufficient income to support principal, interest, tax and insurance obligations; attend housing counseling; and, are able to qualify for a governmentally insured or private sector loan meeting generally acceptable underwriting standards.

Lake County Housing Authority is recognized by the Department as a Comprehensive Housing Counseling Agency and has received HUD support for that service. In previous years the Authority administered a County CDBG funded shared equity homeownership program for first time buyers. The County opted to shift responsibility for that program to its Affordable Housing Commission upon its creation.

ATTACHMENT IL056 e06

STATEMENT OF PROGRESS

Lake County Housing Authority continues to provide its low rent program residents with safe and well maintained housing and services as evidenced by its high marks on Resident Satisfaction and PHDEP surveys. Its modernization program has proceeded in an orderly fashion with funds obligated and expended within program requirements. The quality of documentation and physical work has consistently been praised by the Army Corps of Engineers personnel during their on site inspections. The Authority has also applied for and received ROSS funding for Service Coordinators and contracted with a local social service agency to provide those services to elderly residents to increase their independence and well being. During the year the Authority adopted new admissions preferences for the Section 8 and public housing programs to better meet the housing needs of disabled and elderly persons. The Authority has picked up additional Section 8 vouchers as a result of “opt out” by two developments and has filled 100% of its Welfare to Work allocation received through the regional Metrolinks consortium. Additionally, through Metrolinks, the Authority received a MacArthur Foundation grant to contract with the Fair Housing Center of Lake County to provide mobility counseling to recipients of Section 8 vouchers and recruit new property owners for the program who have rental units in higher income census tracts.

ATTACHMENT IL056 f06

DEFINITIONS

Significant Amendment or Modification: Any material change to the lease or policies therein incorporated by reference, admissions and occupancy policy, waiting list management or the methodology by which flat rents are calculated. They do not apply to any change that is mandated by regulation.

Substantial Deviation: The addition of new activities not contained in the most recent PHDEP plan or non-emergency work items in the Capital Fund Annual Statement unless those items have

been identified in the Capital Fund Five Year Plan or most recent Comprehensive Grant Program Needs Assessment statement. It does not apply to allowable PHDEP budget deviations or differences between cost estimates and actual costs for work undertaken through the Capital Fund Program or work items where the Authority has exercised allowable fungibility.

ATTACHMENT IL056 g06

Hardship Exemption Policy for Minimum Rent

The Lake County Housing Authority has set the minimum rent at \$50.00. However if the family requests a hardship exemption, the Lake County Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
 - 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - 5. When a death has occurred in the family.
- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

ATTACHMENT IL056 h06

The meeting of the Resident Advisory Board was held at Lake County Housing Authority on Thursday, April 27, 2006 at 3:00 P.M. Present at the meeting were:

John Donald, Beach Haven Tower
Maere Floyd-Pitts, Marion Jones
Gail Edwards, Shiloh Towers
Elizabeth Sheehan, Orchard Manor
Pat Keller, Low Rent Supervisor
Corinne Jordan, Associate Supervisor
Alon Jeffrey, Executive Director
David Northern, Deputy Director
Valerie Rogers, Administrative Secretary
Hemant Shah, Comptroller
Heather Mikulski, Low Rent Support

Alon Jeffery opened the meeting by advising the attendees of the new regulations HUD is enforcing upon all Housing Authorities. The Housing Authority is required over the next years, by 2011, to convert to Project Based and Asset based management; by this HUD is trying to convert Housing Authorities into Property Management Firms just like in the private sectors. Every project has to stand-alone and be economically viable or be converted in the Voucher Program. Some of these activities will commence by October 1, 2006. Accounting will be done on a project-by-project basis.

Historically HUD in the Public Housing Program designated projects based on when and what funding was needed to develop the property. Our Housing Authority had twenty projects on the old basis including some as small as two units. We have as of April 21, 2006 reconfigured our projects into five for the purpose of Project Base Management and Asset Management. Marion Jones will be one project on its own. There will be two senior projects, one will go from Shiloh Towers across North into Antioch and the second will be from Warren Manor across Grayslake into Wauconda. There will also be two scattered site projects of about eighty units each divided by Route 45, East of Route 45 will be one project while West of Route 45 will be another. We have at this point three Housing Managers and Ms. Keller as the Low Rent Supervisor in the Low Rent department. We have our maintenance staff, which eventually each Housing Manager will be responsible for one or more projects and will oversee their own maintenance staff that will be attached to each property.

As a Governmental entity as we have a Board of Directors there will have to continue to be a central office, as we have to meet certain obligations on a central basis. Some things still have not been determined as to how we are able to do certain things, we would like to maintain central

purchasing although one part of HUD would like to see purchasing done at the project level another part of HUD would like it to remain central, so there is an internal dispute in Washington which is still unresolved.

Our accounting will be done on a project-by-project basis but will still be done centrally. All bookkeeping will still be done centrally also. We have not yet determined how to handle admissions and eligibility either at project locations or at the central office. By current laws and regulations this issue of Project Base Management and Asset Management is not intended to cover either the Capital Fund Program nor is it intended or by Law required to cover the Section 8 Housing Project. However, the Department of Housing and Urban Development at this point is trying to create a mechanism to call the Voucher Program a project onto itself. This is a process that has been going on for several years. There is a new program to calculate the funds, which the Authority receives over and above rent from Public Housing tenants. On that formula basis we are supposed to do better than we used to do financially. However, the budget submitted by the President this year appears to fund about eighty percent of the format, which will either leave us somewhat shorter than what we used to get of to barely break even from what we used to get in previous years. These things are unclear until Congress acts and determines what to do with the President's proposal. The President's proposal has also indicated an overall reduction in the Capital Fund program that would at best give us \$900,000.00 to \$1,000,000.00; again this is only what has been proposed in Washington. As we begin this transition into Project Based Management a lot of things will be happening that are to be done differently than they have been in the past. Again this transition is expected to be finished up in the year 2011. We just have to see where this all leads.

Mr. Northern states that all proposed changes are based on current HUD regulations in enforcing changes to conform Agencies to act like a business more than a Governmental Agency or Service Provider. We have to find ways to collect our rent, save money and find other funding sources for certain project. With the changes coming about for the Agency and the new regulations that we are facing in the near future one of the first things we have proposed is the possibility of closing the waiting list because we need to evaluate and change our preference list since we are having some problems with our current preferences. We are one of the only Agencies around that continues to have our waiting list open. We are not saying that we will be closing our waiting list for good or even close it every two years, what we want to do is close it to give us an opportunity to deal with the people that are currently on the waiting list either by housing these persons or they decide that they no longer need to be housed. Along with investigating which preferences are needed, we may need to add new preferences, get rid of some of the old ones or get rid of all of them or try something totally different. Closing the waiting list will give us a good opportunity to make whatever changes are necessary. One thought process was if we change this now and add new preferences everyone on the waiting list would have to be changed. By closing the waiting list we can work to a certain point and handle those already waiting for housing.

If we decide to only have twenty-five preferences we can work our waiting list down to those persons that have only those twenty-five preferences then re-open our waiting list. This way everything would be fair, this would help us as an Agency and the Community as to the people on

the waiting list and how long they have been waiting for assistance; as some have been waiting ten to twelve years.

Valerie Rogers states that so of January 1, 2006 we have about eight thousand people waiting for a turn at some type of rental assistance. Every year in December we ask people to respond to an update to make sure we know how to reach them. Those who don't respond get removed so as of January 1, 2006 we sent out our annual update and two thousand people did not respond so we have removed those people and we still have six thousand people waiting for assistance. We have people currently that have been waiting for assistance since 1991; at least 10% of the waiting list has been waiting longer than five years. With the system of preferences we have the priority points first determine the ranking so that some one that's been on the waiting list for several years can be bumped by some one coming in today with more preference points. We have discovered that some of our preferences are misleading in that people believe that they qualify for certain preferences and are selected and interviewed based on these preferences only to find that they are not eligible for that particular preference and then need to be put back on the waiting list causing the Authority to waist time and energy to get nowhere. Some of the preferences we currently have are associated with time frames that can expire before a person can be pulled from the waiting list, so those preferences are no longer counted and said persons wind up back on the waiting list to wait longer.

The Board is committed to maintaining our Residency preference; their belief in this is that this is The Lake County Housing Authority it should first serve Lake County residents or those that work in Lake County. We also feel very strongly toward our relationship with the Lake County Center for Independent Living and feel that the nursing home preference is a significant one, it is not used often but typically is a younger person that has had an accident that has left them significantly disabled and after what ever hospital treatment they are put into a nursing home and are stuck there. Lake County being a major military base has a lot of people retiring from the military therefore we think it to be appropriate to keep some preference towards Veterans. The Elderly & Disabled preference is one we may want to think about, as there seems to be additional developments of more Senior Housing in the County there may be at this point as many as three hundred units under construction for Seniors. We recognize that issues that have to do with domestic violence and hate crimes are not insignificant but they are the hardest to work with in that by the time the person comes up on the waiting list for assistance those preferences are no longer available for whatever reason. Displacement perhaps can be looked at in a different way as it relates to disasters and government action. Given the nature of the waiting list when we put some of these preferences into place we were in a growth mode and we are no longer in this phase so some of these things are difficult to cope with and people solve some if not most their problems before we can help them and a lot of the preference really don't mean any thing any longer. We have had basically the same number of Vouchers for the past eight years, Public housing development stopped in 1994, so we only deal with turnover today. We turn over about thirty Vouchers a month and about one hundred twenty five Housing Units in one fiscal year off both waiting lists we can take only about five hundred people per year. We need to assess how we get people into housing.

We had a discussion with HUD about reasonable accommodation. Based on HUD guidelines HUD considers the living room a sleeping area. So if a married couple or boyfriend and girlfriend

that cannot share a bedroom for what ever reason we no longer need to give them an extra bedroom or increase the Voucher size to a two bedroom Voucher because all HUD regulations point to the fact that the living room can also be a sleeping space as long as there is only two people sleeping in this room. In situations where this is not possible then we will get a second bedroom but in most cases we deal with it is possible for this to be done. HUD has seconded this right to use the living room as bedroom space for us. We are given a base amount of money to fund Section 8 and it harms the Agency if we have to give a bunch of two bedroom units and takes away from the amount of people we can serve. Some villages may have codes not allowing the living room to be used this way and in this case we will issue a second bedroom Voucher.

Hemant goes on to discuss late fees and Project based Accounting. Currently we are not charging any late charges to any tenants. If we do not change the regulations on this and the tenant does not change their habit of not paying the rent on time our Housing Authority will become a financially troubled Housing Authority and that will give HUD a reason to take away our units. We need to be sure that the tenant pays the rent on time, when rent is not paid on time our managers have to prepare fourteen day notices, go door to door serving these notices and so on, this is an extra expense for the Housing Authority. Some times up to one hundred twenty people do not pay their rent on time so we have to generate over one hundred notices and serve these notices which costs us money. Last year we had to write off almost seventy thousand dollars, in the long run this will hurt the tenants because we will be loosing the properties we have to house these people. We must start charging a late fee to the tenant if they don't pay their rent by the fifth of the month. We haven't decided what the fee will be yet but we are looking at between one and twenty five dollars. We want to encourage our people to pay on time. If a tenant is late four times in twelve months they can be terminated. When a tenant moves out they currently have to give us a fifteen day notice as per our current regulations if they do not give us proper notice we charge them fifteen days rent, this is also hurting the Housing Authority because we do not have enough time to find another tenant to put into the unit. This causes us to have vacancies for more than twenty days and it is counted against the Housing Authority in and we are loosing our subsidy. We want to change our regulations from the current fifteen-day notice to a thirty-day notice to move out. This will give us more time to lease the unit and avoid being penalized by HUD.

Corrine addresses Section 8 issues and paybacks. Based on current rules a payback is when someone doesn't report all their income and we come to find out later that they have had monies that they didn't tell us about so they should have been paying more in rent, we then enter into an agreement with them to repay the amount that they should have been paying, this goes by income. If a tenant wants to continue being on the program they will sign this agreement and make regular payments. Currently we have sixty eight thousand dollars owed by people late to report or not reporting income changes. We need to set a limit and prosecute a person when they owe a large sum of money that they have not attempted to pay back. If a participant makes a payment on a payback and the check is returned for NSF we need to charge a fee for the fees the bank charges us.

HUD says your rent is to be based on your anticipated yearly income. We are proposing that a person must be off work and not paid for six weeks before we will make an adjustment to their part of the rent. Child support is another problem as we have people getting support from other

states and the reporting we get from Illinois is a couple of months behind, so to ease up on paperwork we are saying that if you have not gotten a payment in three months we will then do an adjustment.

Alon states that we are required to hold certain hearing for possible terminations and our Board has taken steps to lighten these things, as there are certain times where we want to be reasonable to people due to certain circumstances. Historically if the Board heard an appeal to a proposed termination frequently the Board would overturn the staffs decision to terminate people from the Voucher Program and give them an opportunity to repay any monies owed to the Housing Authority. What sometimes happens them is the people end up not paying any thing back. Under current HUD rules we have to again go through the hearing process, which is wasted time and energy. So t our Board decided to enforce, at the last Board meeting, is a new policy in which they will affirm the termination but delay its enforcement as long as the party under agreement is paying as scheduled. They will then reverse the termination when the payment is made in full, otherwise if there is a default in payment termination is automatic because it has already been affirmed by the Board in the hearing.

Pat Keller addresses proposed changes for Low Rent. The number of bedroom sizes for families with foster children needs to be addressed, our regulations say that foster children are not required to share a bedroom with any other children. We need to change this to state that same sex children either natural or foster should still share a bedroom. We need to start moving tenants to smaller units when their family size decreased when we find out about it, as we have people on the waiting list for larger bedroom sizes. The notice we have to give to a tenant to move to a larger unit is currently thirty days but this needs to be changed to reasonable notice because most people wanting a larger unit don't want to wait thirty days and will work to move sooner.

Payment of security deposit is also a problem because a lot of people may only have enough to cover the first month rent and a lot of people cannot afford to pay both security and first month rent. We need to offer an agreement for making payments on security deposits. Also the hardship exemption is hard to prove up and wee need to specify immediate family be added to our regulations and be enforced to give tenants a hardship allowance when necessary.

In regards to paying rent our regulations state that all rent must be paid at the Housing Authority but we have tenants that pay the Housing Managers directly at the sites and as long as they are paying with check or money order we do not see a problem with this. We also suggest that if rent is not paid by the tenth of the month we would like to add a twenty-five dollar late fee to the rent.

The pet policy has caused a great controversy because the Marion Jones complex is not allowed any animals. We suggest that we could allow spayed or neutered cats at Marion Jones but no dogs. Due to the problems with mice, cats would be a good idea to help control the mice and allow children to have a pet at this site. If this is approved, tenants that choose to get cats must prove that they have been spayed or neutered. Every place else we will still allow dogs.

Mr. Northern addresses Capital Fund points. We are putting more lighting and cameras at other sites for further protection. We have just finished remodeling a few senior locations and will be working on other buildings in the near future. Currently we are discussing with the city of North Chicago redoing the parking lots at Marion Jones. We have also remodeled the interior of

the Housing Authority's offices and are proposing making the building and parking lot larger. Depending on the amount of money we are allotted in the Capital Fund program for the upcoming year operations dollars should remain the same. A number of years back we put into our plan the ability to take some Vouchers and attach them to a buildings, we did this through what were the rules or HUD regulations at the time. We were authorized to do 20% of our Vouchers in this fashion, since that time because some to the private owners have opted out we have some additional Vouchers we had specified up to four hundred be Project Based in the current plan. We want to raise that to the maximum, which would be five hundred twenty. There is a new part of the regulations that says that if within the last three years a development has gone through some other competition to another governmental entity we could automatically accept an application from them without doing a request for proposals. We want to put those regulations into our plans.

Again we realize that we need to change. We don't know exactly what we are going to do now but the first step is to close the waiting list to give us time to evaluate more data in order to decide where we are going with the preferences. We want to try to create a better environment for all. If we close the waiting list in October we expect it to take us about two years to get through every one already on the list. By the end of those two years we will present what we propose to do about preferences and all else we have discussed today. We have to take everything we have proposed and check with HUD regulations before we can make any decisions or move forward with any changes.

ATTACHMENT IL056 e06

STATEMENT OF PROGRESS

Lake County Housing Authority continues to provide its low rent program residents with safe and well maintained housing and services as evidenced by its high marks on Resident Satisfaction surveys. Its modernization program has proceeded in an orderly fashion with funds obligated and expended within program requirements. The quality of documentation and physical work remains a top priority of the agency. The Authority uses its subsidy to fund ROSS activities for Service Coordinators. We continue to contract with a local social service agency to provide those services to elderly residents to increase their independence and well-being. The Authority has branched into the community to partner with many other agencies to provide any needed activities. Some partnerships include but are not limited to Youthbuild Lake County, State Funded Summer Food Program, PADS Crisis Center (Hurricane Katrina FEMA Funds), Shields Township's Shelter Care Plus Program and many others.

ATTACHMENT IL056 f06

DEFINITIONS

Significant Amendment or Modification: Any material change to the lease or policies therein incorporated by reference, admissions and occupancy policy, waiting list management or the methodology by which flat rents are calculated. They do not apply to any change that is mandated by regulation.

Substantial Deviation: The addition of new activities not contained in the most recent PHDEP plan or non-emergency work items in the Capital Fund Annual Statement unless those items have been identified in the Capital Fund Five Year Plan or most recent Comprehensive Grant Program Needs Assessment statement. It does not apply to allowable PHDEP budget deviations or differences between cost estimates and actual costs for work undertaken through the Capital Fund Program or work items where the Authority has exercised allowable fungibility.

ATTACHMENT IL056 g06

HARDSHIP EXEMPTION POLICY FOR MINIMUM RENT

The Lake County Housing Authority has set the minimum rent at \$50.00. However if the family requests a hardship exemption, the Lake County Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
 - 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - 5. When a death has occurred in the family.
- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

ATTACHMENT IL056 h06

RESIDENT ADVISORY BOARD MEETING MINUTES

The meeting of the Resident Advisory Board was held at Lake County Housing Authority on Thursday, April 27, 2006 at 3:00 P.M. Present at the meeting were:

John Donald, Beach Haven Tower
Maer&Floyd -Pitts, Marion Jones
Gail Edwards, Shiloh Towers
Elizabeth Sheehan, Orchard Manor
Pat Keller, Low Rent Supervisor
Corinne Jordan, Associate Supervisor
Alon Jeffery, Executive Director
David Northern, Deputy Director
Valerie Rogers, Administrative Secretary
Hemant Shah, Comptroller
Heather Mikulski, Low Rent Support

Alon Jeffery opened the meeting by advising the attendees of the new regulations HUD is enforcing upon all Housing Authorities. The Housing Authority is required over the next years, by 2011, to convert to Project Based and Asset based management; by this HUD is trying to convert Housing Authorities into Property Management Firms just like in the private sectors. Every project has to stand-alone and be economically viable or be converted in the Voucher Program. Some of these activities will commence by October 1, 2006. Accounting will be done on a project-by-project basis.

Historically HUD, in the Public Housing Program, designated projects based on when and what funding was needed to develop the property. Our Housing Authority had twenty projects on the old basis including some as small as two units. We have as of April 21, 2006 reconfigured our projects into five for the purpose of Project Base Management and Asset Management. Marion Jones will be one project on its own. There will be two senior projects, one will go from Shiloh Towers across North into Antioch and the second will be from Warren Manor across Grayslake into Wauconda. There will also be two scattered site projects of about eighty units each divided by Route 45, East of Route 45 will be one project while West of Route 45 will be another. We have at this point three Housing Managers and Ms. Keller as the Low Rent Supervisor in the Low Rent department. We have our maintenance staff, which eventually each Housing Manager will be responsible for one or more projects and will oversee their own maintenance staff that will be attached to each property.

As a Governmental entity as we have a Board of Directors there will have to continue to be a central office, as we have to meet certain obligations on a central basis. Some things still have not been determined as to how we are able to do certain things, we would like to maintain central purchasing although one part of HUD would like to see purchasing done at the project level another part of HUD would like it to remain central, so there is an internal dispute in Washington which is still unresolved.

Our accounting will be done on a project-by-project basis but will still be done centrally. All bookkeeping will still be done centrally also. We have not yet determined how to handle admissions and eligibility either at project locations or at the central office. By current laws and regulations this issue of Project Base Management and Asset Management is not intended to cover either the Capital Fund Program nor is it intended or by Law required to cover the Section 8

Housing Project. However, the Department of Housing and Urban Development at this point is trying to create a mechanism to call the Voucher Program a project onto itself. This is a process that has been going on for several years. There is a new program to calculate the funds, which the Authority receives over and above rent from Public Housing tenants. On that formula basis we are supposed to do better than we used to do financially. However, the budget submitted by the President this year appears to fund about eighty percent of the format, which will either leave us somewhat shorter than what we used to get of to barely break even from what we used to get in previous years. These things are unclear until Congress acts and determines what to do with the President's proposal. The President's proposal has also indicated an overall reduction in the Capital Fund program that would at best give us \$900,000.00 to \$1,000,000.00; again this is only what has been proposed in Washington. As we begin this transition into Project Based Management a lot of things will be happening that are to be done differently than they have been in the past. Again this transition is expected to be finished up in the year 2011. We just have to see where this all leads.

Mr. Northern states that all proposed changes are based on current HUD regulations in enforcing changes to conform Agencies to act like a business more than a Governmental Agency or Service Provider. We have to find ways to collect our rent, save money and find other funding sources for certain projects and items. With the changes coming about for the Agency and the new regulations that we are facing in the near future one of the first things we have proposed is the possibility of closing the waiting list because we need to evaluate and change our preference list since we are having some problems with our current preferences. We are one of the only Agencies around that continues to have our waiting list open. We are not saying that we will be closing our waiting list for good or even close it every two years, what we want to do is close it to give us an opportunity to deal with the people that are currently on the waiting list either by housing these persons or they decide that they no longer need to be housed. Along with investigating which preferences are needed, we may need to add new preferences, get rid of some of the old ones or get rid of all of them or try something totally different. Closing the waiting list will give us a good opportunity to make whatever changes are necessary. One thought process was if we change this now and add new preferences everyone on the waiting list would have to be changed. By closing the waiting list we can work to a certain point and handle those already waiting for housing.

If we decide to only have twenty-five preferences we can work our waiting list down to those persons that have only those twenty-five preferences then re-open our waiting list. This way everything would be fair, this would help us as an Agency and the Community as to the people on the waiting list and how long they have been waiting for assistance; as some have been waiting ten to twelve years.

Valerie Rogers states that so of January 1, 2006 we have about eight thousand people waiting for a turn at some type of rental assistance. Every year in December we ask people to respond to an update to make sure we know how to reach them. Those who don't respond get removed so as of January 1, 2006 we sent out our annual update and two thousand people did not respond so we have removed those people and we still have six thousand people waiting for assistance. We have people currently that have been waiting for assistance since 1991; at least 10% of the waiting list has been waiting longer than five years. With the system of preferences we have the priority points first determine the ranking so that some one that's been on the waiting

list for several years can be bumped by some one coming in today with more preference points. We have discovered that some of our preferences are misleading in that people believe that they qualify for certain preferences and are selected and interviewed based on these preferences only to find that they are not eligible for that particular preference and then need to be put back on the waiting list causing the Authority to waist time and energy to get nowhere. Some of the preferences we currently have are associated with time frames that can expire before a person can be pulled from the waiting list, so those preferences are no longer counted and said persons wind up back on the waiting list to wait longer.

Mr. Donald states that in two years things can change for those on the waiting list.

The Board is committed to maintaining our Residency preference; their belief in this is that this is The Lake County Housing Authority it should first serve Lake County residents or those that work in Lake County. We also feel very strongly toward our relationship with the Lake County Center for Independent Living and feel that the nursing home preference is a significant one, it is not used often but typically is a younger person that has had an accident that has left them significantly disabled and after what ever hospital treatment they are put into a nursing home and are stuck there. Lake County being a major military base has a lot of people retiring from the military therefore we think it to be appropriate to keep some preference towards Veterans. The Elderly & Disabled preference is one we may want to think about, as there seems to be a lot of additional developments of more Senior Housing in the County there may be at this point as many as three hundred units under construction for Seniors. We recognize that issues that have to do with domestic violence and hate crimes are not insignificant but they are the hardest to work with in that by the time the person comes up on the waiting list for assistance those preferences are no longer available for whatever reason. Displacement perhaps can be looked at in a different way as it relates to disasters and government action. Given the nature of the waiting list when we put some of these preferences into place we were in a growth mode and we are no longer in this phase so some of these things are difficult to cope with and people solve some if not most their problems before we can help them and a lot of the preference really don't mean any thing any longer. We have had basically the same number of Vouchers for the past eight years, Public housing development stopped in 1994, so we only deal with turnover today. We turn over about thirty Vouchers a month and about one hundred twenty five Housing Units in one fiscal year off both waiting lists we can take only about five hundred people per year. We need to assess how we get people into housing.

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Hemant goes on to discuss late fees and Project based Accounting. Currently we are not charging any late charges to any tenants. If we do not change the regulations on this and the tenant does not change their habit of not paying the rent on time our Housing Authority will

become a financially troubled Housing Authority and that will give HUD a reason to take away our units. We need to be sure that the tenant pays the rent on time, when rent is not paid on time our managers have to prepare fourteen day notices, go door to door serving these notices and so on, this is an extra expense for the Housing Authority. Some times up to one hundred twenty people do not pay their rent on time so we have to generate over one hundred notices and serve these notices which costs us money. Last year we had to write off almost seventy thousand dollars, in the long run this will hurt the tenants because we will be losing the properties we have to house these people. We must start charging a late fee to the tenant if they don't pay their rent by the fifth of the month. We haven't decided what the fee will be yet but we are looking at between one and twenty five dollars. We want to encourage our people to pay on time. If a tenant is late four times in twelve months they can be terminated. When a tenant moves out they currently have to give us a fifteen day notice as per our current regulations if they do not give us proper notice we charge them fifteen days rent, this is also hurting the Housing Authority because we do not have enough time to find another tenant to put into the unit. This causes us to have vacancies for more than twenty days and it is counted against the Housing Authority in and we are losing our subsidy. We want to change our regulations from the current fifteen-day notice to a thirty-day notice to move out. This will give us more time to lease the unit and avoid being penalized by HUD.

Mr. Donald states that some tenants on Social Security do not get their checks in time to pay the rent before the fifth of the month.

Ms. Floyd-Pitts asks how many times can a tenant be late in a year period be for something is done?

Mr. Northern answers that if a tenant is late four times in a twelve-month period they can be terminated from the program.

Corrine addresses Section 8 issues and paybacks. Based on current rules a payback is when someone doesn't report all their income and we come to find out later that they have had monies that they didn't tell us about so they should have been paying more in rent, we then enter into an agreement with them to repay the amount that they should have been paying, this goes by income. If a tenant wants to continue being on the program they will sign this agreement and make regular payments. Currently we have sixty eight thousand dollars owed by people late to report or not reporting income changes. We need to set a limit and prosecute a person when they owe a large sum of money that they have not attempted to pay back. If a participant makes a payment on a payback and the check is returned for NSF we need to charge a fee for the fees the bank charges us.

Mr. Donald asks how we can allow persons to owe so much money.

Ms. Keller replies that this happens when persons do not report income for long periods of time and we find out about it.

Mr. Donald asks that since this is federal money is it a federal offence.

Mr. Jeffrey states that only if the U.S. Attorney is prepared to take it to federal court, which they typically will not do.

Ms. Floyd-Pitts states that it sounds like there has been some miscommunication over time.

Mr. Northern states that we communicate all the time in writing with billing statements and notices.

HUD says your rent is to be based on your anticipated yearly income. We are proposing that a person must be off work and not paid for six weeks before we will make an adjustment to their part of the rent. Child support is another problem as we have people getting support from other states and the reporting we get from Illinois is a couple of months behind, so to ease up on paperwork we are saying that if you have not gotten a payment in three months we will then do an adjustment.

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Mr. Donald asks what do we do about illegal immigrants that apply for housing or on housing.

Mr. Jeffrey answers that there are two questions in this. One question is, is the entire household ineligible in such that they are all not citizens or duly authorized to be in the county. The second question is, is only one member an unauthorized person, under current HUD rules we do what's called a family pro-ration so that if there were five people in the family and four were eligible and one was not they could all live there but they only get eighty percent benefit.

Payment of security deposit is also a problem because a lot of people may only have enough to cover the first month rent and a lot of people cannot afford to pay both security and first month rent. We need to offer an agreement for making payments on security deposits. Also the hardship exemption is hard to prove up and we need to specify immediate family be added to our regulations and be enforced to give tenants a hardship allowance when necessary.

In regards to paying rent our regulations state that all rent must be paid at the Housing Authority but we have tenants that pay the Housing Managers directly at the sites and as long as they are paying with check or money order we do not see a problem with this. We also suggest that if rent is not paid by the tenth of the month we would like to add a twenty-five dollar late fee to the rent.

Mr. Donald states that some people do not receive their social security checks until the middle of the month.

Ms. Keller states that we are aware that a lot of pay dates for social security are different and we suggest to the persons paid in mid month that they should try to pay a month ahead. But we are aware of the different circumstances and try to work with those persons.

The pet policy has caused a great controversy because the Marion Jones complex is not allowed any animals. We suggest that we could allow spayed or neutered cats at Marion Jones but no dogs. Due to the problems with mice, cats would be a good idea to help control the mice and allow children to have a pet at this site. If this is approved, tenants that choose to get cats must prove that they have been spayed or neutered. Every place else we will still allow dogs.

Ms. Floyd-Pitts states that she does not like cats. And suppose someone decides to move into a unit after the cat people have been there they need to be informed that there was cats in the unit incase they have allergies.

Mr. Donald states that if you don't want mice get sticky paper to catch them.

Ms. Keller states that cats would do better at controlling the mouse problem.

Ms. Floyd-Pitts again states that she does not like cats and is not happy about this proposal.

Mr. Northern states that every thing is just a proposal at this stage.

Mr. Jeffrey states that we will carefully take all of these things we are talking about and we will have to measure them against HUD rules and regulations. For example I am not sure that we can have a pet policy that says felines but no canines. I suspect that HUD regulations say domestic animals or no domestic animals one or the other. I do not think it allows you to separate felines and canines.

Ms. Keller states that this is true and she will reread the admin plan on this point. The plan states that all properties can have pets but we have never allowed any pets at Marion Jones. Again this is a particular complex rule.

Mr. Northern addresses Capital Fund points. We are putting more lighting and cameras at other sites for further protection. We have just finished remodeling a few senior locations and will be working on other buildings in the near future. Currently we are discussing with the city of North Chicago redoing the parking lots at Marion Jones. We have also remodeled the interior of the Housing Authority's offices and are proposing making the building and parking lot larger. Depending on the amount of money we are allotted in the Capital Fund program for the up coming year operations dollars should remain the same.

A number of years back we put into our plan the ability to take some Vouchers and attach them to a buildings, we did this through what were the rules or HUD regulations at the time. We were authorized to do 20% of our Vouchers in this fashion, since that time because some to the

private owners have opted out we have some additional Vouchers we had specified up to four hundred be Project Based in the current plan. We want to raise that to the maximum, which would be five hundred twenty. There is a new part of the regulations that says that if within the last three years a development has gone through some other competition to another governmental entity we could automatically accept an application from them without doing a request for proposals. We want to put those regulations into our plans.

Ms. Floyd-Pitts asks that with the preferences that will no longer be continued will there be new preferences put in their place.

Mr. Northern states that again we realize that we need to change. We don't know exactly what we are going to do now but the first step is to close the waiting list to give us time to evaluate more data in order to decide where we are going with the preferences. We want to try to create a better environment for all.

Ms. Rogers states that if we close the waiting list in October we expect it to take us about two years to get through every one already on the list. By the end of those two years we will present what we propose to do about preferences and all else we have discussed today.

Again Ms. Floyd-Pitts states that she does not like the idea of cats at the Marion Jones complex.

Ms. Keller states that we really don't want to do this but we have had so many inquiries with the people that have been bothered by the mice. Tenants have asked if they can get a cat.

Mr. Northern states that we consider all suggestions presented to us. We are running a program that individuals utilize so we want to review things and make an educated decision on what we should do not just based on personal feelings.

Ms. Donald asks about exterminators to hand the mice.

Ms. Keller states that a lot of times they bait and our exterminators do not use bait because of children.

Mr. Jeffrey ends the meeting stating that we have to take everything we have proposed and check with HUD regulations before we can make any decisions or move forward with any changes.

ATTACHMENT IL056 i06

THE REGIONAL HOUSING INITIATIVE

The RHI is an intergovernmental partnership with five partners: IHDA, the Metropolitan Planning Council (MPC), Chicago Housing Authority, Cook County Housing Authority and Lake County Housing Authority. The partnership is preparing an expansion to include other counties, and better serve municipalities throughout the region in 2006.

Developers in the Chicago region are benefiting from the **Regional Housing Initiative (RHI)**, a new and innovative tool that supports new construction, rehabilitation and/or acquisition of mixed income family housing near jobs and transportation. The program was created to spur housing development that meets the Housing Endorsement Criteria adopted by the Metropolitan Mayors Caucus, and addresses several priority concerns of housing in Illinois. RHI provides financial incentives through operating subsidies that stay with the development for up to 10 years (renewable). Also, developers receiving RHI support who apply to IHDA for Federal Low-Income Housing Tax Credits receive four extra points in their IHDA application scoring.

The LCHA will make referrals to Project Based projects by using the following methods:

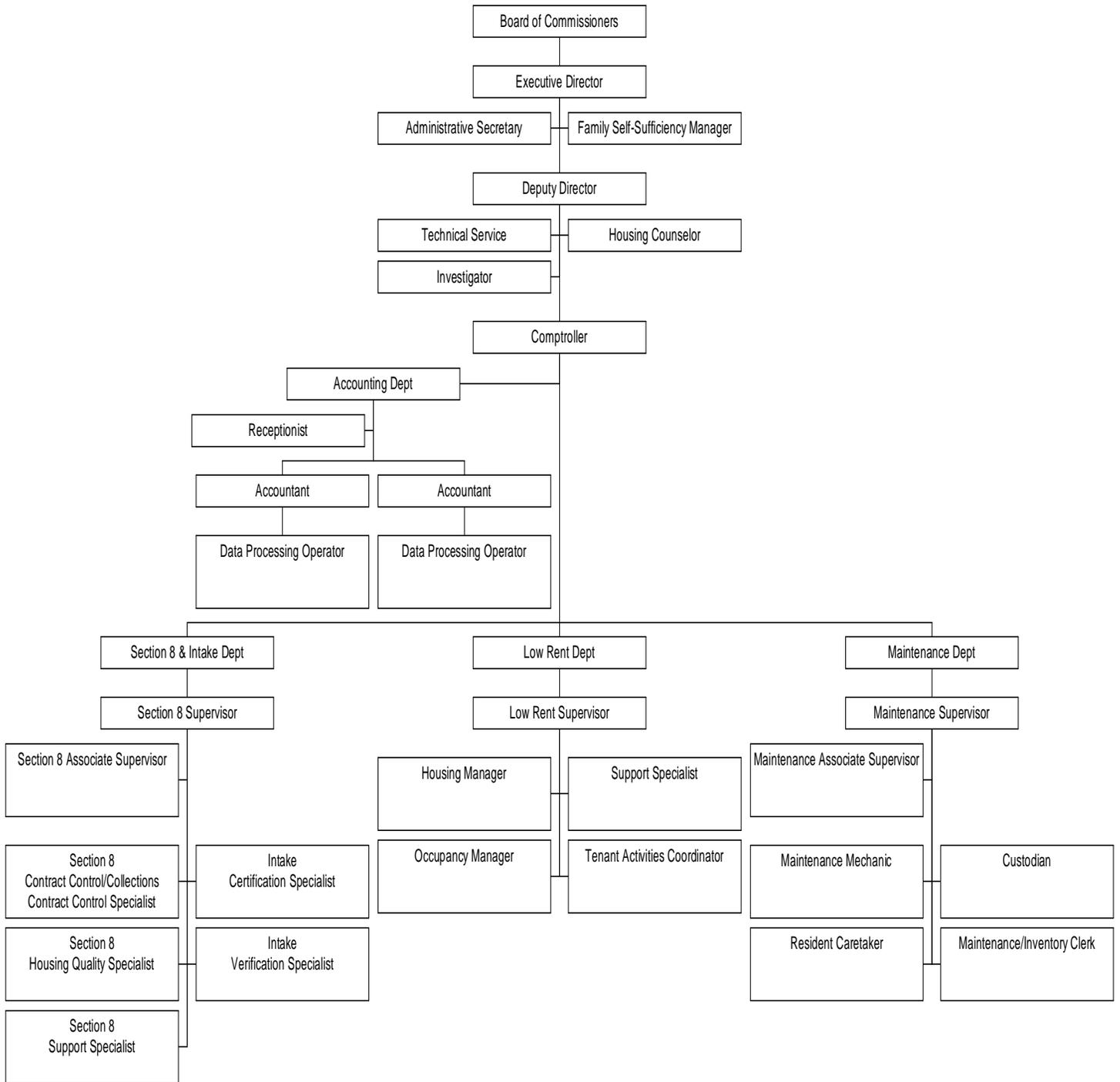
- LCHA will use its current waiting list selection process for Project Based properties in its jurisdiction.

LCHA will invite three applicants from the waiting list based on the earliest date applied, and will forward the names to the PHA or Owner of the Project Based property.

ATTACHMENT IL056 j06

LCHA ORGANIZATIONAL CHART

Lake County Housing Authority



ATTACHMENT IL056 K06

CAPITAL FUND PROGRAM PARTS I, II, III, AND FIVE YEAR PLAN

**Component 7
Capital Fund Program Annual Statement
Parts I, II, III, Five Year Plan**

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

Capital Fund Grant Number IL06P056-501-06 FFY of Grant Approval: (10/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$50,000
3	1408 Management Improvements	\$25,000
4	1410 Administration	\$98,142
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$60,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$229,105
10	1460 Dwelling Structures	\$585,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	\$10,000
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,057,247
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

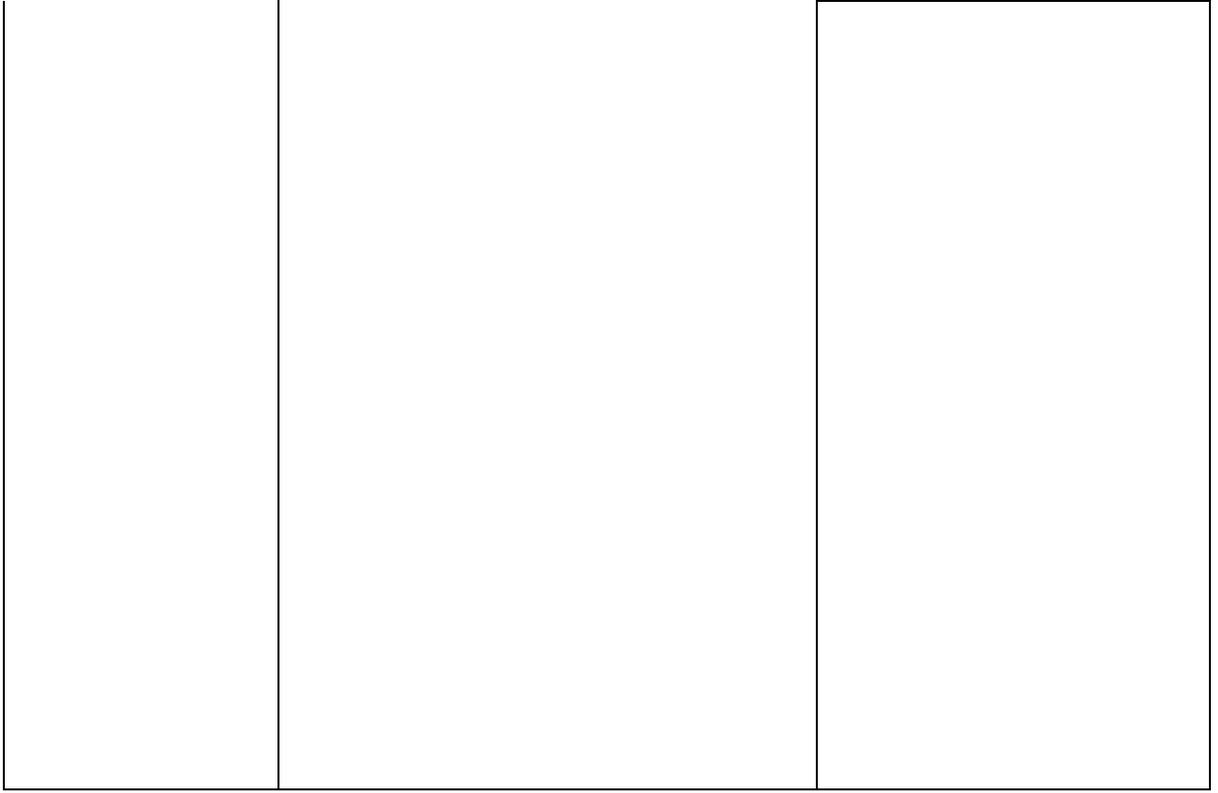
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL06P056-008 Hawley Manor #22	Gazebo	1450	\$20,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-008 Millview Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-008 John Kuester Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-011 Hawley Manor #42	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-011 Orchard Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$50,000
	Security Cameras	1460	\$15,000
IL06P056-013 Warren Manor	Gazebo	1450	\$10,000
	Interior Rehab	1460	\$20,000
	Security Cameras	1460	\$20,000
IL06P056-004 Beach Haven	Gazebo	1450	\$10,000
	Security Cameras	1460	\$20,000
IL06P056-002 Shiloh Tower	Security Cameras	1460	\$20,000
IL06P056-001 Marion Jones	Security Cameras Upgrades	1450	\$10,000
PHA WIDE	Vacant Unit Turnaround	1460	\$150,000
PHA WIDE	Pave Back Maintenance Area at Main Office	1450	\$69,105
PHA WIDE	Replace Stove Gas Lines	1450	\$10,000
PHA WIDE	Cyclical Painting of Units	1460	\$50,000

PHA WIDE		1450	\$20,000
	Tree Trimming		
PHA WIDE		1460	\$30,000
	Fire Alarm and Carbon Monoxide Alarm Installations/Upgrades		
Operations		1406	\$50,000
	Operations		
Management		1408	\$10,000
Improvements	Resident Safety & Security	1408	\$10,000
	Resident Initiatives	1408	\$5,000
	Computer Upgrade		
Administration		1410	\$70,000
	Salary Allocation	1410	\$28,142
	EBC		
Fees and Cost		1430	\$60,000
	A&E		
Contingency		1502	\$10,000
	Any		

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL06P056-008 Hawley Manor #22	10/2008	10/2010
IL06P056-008 Millview Manor	10/2008	10/2010
IL06P056-008 John Kuester Manor	10/2008	10/2010
IL06P056-011 Hawley Manor #42	10/2008	10/2010
IL06P056-011 Orchard Manor	10/2008	10/2010
IL06P056-013 Warren Manor	10/2008	10/2010
IL06P056-004 Beach Haven	10/2008	10/2010
IL06P056-002 Shiloh Tower	10/2008	10/2010
IL06P056-001 Marion Jones	10/2008	10/2010
PHA WIDE	10/2008	10/2010



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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501-01	Marion Jones Townhomes		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting Living Room		120,000	2007-2009
Repair and Upgrade Parking Areas		220,000	2007-2009
Garage Doors		40,000	2007-2009
Total estimated cost over next 5 years		380,000	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-02	Shiloh Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-04	Beach Haven Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-07	Scattered Site			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501-08	Hawley (22) Manor, Millview Manor, and Scattered Sites		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total estimated cost over next 5 years			

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-11	Hawley (45) Manor and Orchard Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-12	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-13	Warren Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-14	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-15	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-16	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-17	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-18	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-19	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-20	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-21	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P056-501-22	Almond Townhomes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501-	PHA-WIDE		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal Coat and Patch 162 Driveways		230,000	2007-2009
Strip, Seal Coat and Patch 11 Parking Lots		145,000	2007-2009
Re-Key all Secondary Doors Scattered Site		60,000	2007-2009
Convert Maintenance and Mezzanine Area to more Office Space		220,000	2007-2009
Concrete Replacement/Repair		30,000	2007-2009
30 Foot Bucket Trailer		12,000	2007-2009
Complete Rehabilitations /VUT		650,000	2007-2009
Replace Asphalt Driveways		250,000	2007-2009
Golf Carts		30,000	2007-2009
Cyclical painting		500,000	2007-2009
Office Furniture		50,000	2007-2009
Office Upgrades		200,000	2007-2009
Interior Doors Replacement		65,000	2007-2009
Secure Parts Rooms (3) at Senior Buildings		60,000	2007-2009
New Lawn Mower's		50,000	2007-2009
Landscaping		120,000	2007-2009
Tree Trimming		100,000	2007-2009
Bathroom Replacement		400,000	2007-2009
Storm and Screen Doors		250,000	2007-2009
Closet Doors		100,000	2007-2009
Appliances		130,000	2007-2009
Maintenance and Administration Vehicle's		180,000	2007-2009
Replace Roofs		300,000	2007-2009
Siding		160,000	2007-2009
Windows		400,000	2007-2009
Furnaces		120,000	2007-2009
Fence Replacement		100,000	2007-2009

Total estimated cost over next 5 years	\$4,912,000	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P056-501	Management Improvements		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Resident Safety & Security		190,000	2007-2009
Resident Initiatives		170,000	2007-2009
Computer Upgrade		80,000	2007-2009
Training		60,000	2007-2009
Total estimated cost over next 5 years		500,000	

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Part I: Summary		Office of Public and Indian Housing			
Capital Fund Program (CFP)				OMB approval No. 2577-0157 (Exp. 7/31/98)	
HA Name	Lake County Housing Authority	Comp Grant Number	IL06P056-501-03	FFY of Grant Approval	2003
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
3	1408 Management Improvements	\$ 149,544.00	\$ 150,931.01	\$ 150,931.01	\$ 150,931.01
4	1410 Administration	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 124,275.21	\$ 132,816.26	\$ 132,816.26	\$ 104,223.77
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 110,205.27	\$ 110,205.27	\$ 110,205.27	\$ 110,205.27
10	1460 Dwelling Structures	\$ 518,027.53	\$ 522,558.73	\$ 522,558.73	\$ 522,558.73
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 5,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 17,905.99	\$ 8,446.73	\$ 8,446.73	\$ 8,446.73
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ -	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,076,043.00	\$ 1,076,043.00	\$ 1,076,043	\$ 1,047,450.51
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance & Evaluation Report			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X		X			
		Page 1 of 9		form HUD-52837 (10/96) ref Handbook 7485.3	

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development		Office of Public and Indian Housing		Performance & Evaluation Report for 501-03 Program		Funding 05/31/2007-01/31/2008 (Exp. 7/31/98)		
Part II: Supporting Pages		Capital Fund Program (CFP)		Development		Total Estimated Cost		Total Actual Cost		Status of
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Proposed Work (2)		
IL056-4		1450		\$ -	\$ -	\$ -	\$ -			
Beach Haven		1450		\$ -	\$ -					
	Renovate Common Area	1460		\$ -	\$ -	\$ -				
		1460		\$ -	\$ -	\$ -				
		1460		\$ -	\$ -	\$ -	\$ -			
	Replace Furnitures	1475		\$ 5,000.00	\$ -	\$ -	\$ -			
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -			
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -			
	Subtotal 1465			\$ 5,000.00	\$ -	\$ -	\$ -			
IL 056-7		1450		\$ -	\$ -					
Scattered Site		1460		\$ -	\$ -					
		1460		\$ -	\$ -					
	Replace Air Exchangers	1460	2	\$ -	\$ -	\$ -	\$ -			
	Roof Replacement	1460		\$ -	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00			
		1460		\$ -	\$ -	\$ -				
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -			
	Subtotal 1460			\$ -	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00			
IL056-8		1450		\$ -	\$ -	\$ -	\$ -			
Scattered site	Renovate Common Areas	1460		\$ -	\$ -	\$ -	\$ -			
PHA Office	Back stair Replacement	1460		\$ -	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00			
	Replace Window Treatment	1460		\$ -	\$ -	\$ -	\$ -			
	General Rehab	1460		\$ 16,034.00	\$ 1,789.00	\$ 1,789.00	\$ 1,789.00			
	Renovate Office Building	1460		\$ 19,074.00	\$ 19,284.00	\$ 19,284.00	\$ 19,284.00			
		1470		\$ -	\$ -	\$ -	\$ -			
	Replace Furniture	1475		\$ 13,505.00	\$ 4,225.00	\$ 4,225.00	\$ 4,225.00			
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -			
	Subtotal 1460			\$ 35,108.00	\$ 59,073.00	\$ 59,073.00	\$ 59,073.00			
	Subtotal 1470			\$ -	\$ -	\$ -	\$ -			
	Subtotal 1475			\$ 13,505.00	\$ 4,225.00	\$ 4,225.00	\$ 4,225.00			

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development						
Part II: Supporting Pages		Office of Public and Indian Housing						
Capital Fund Program (CFP)		Performance & Evaluation Report for 501-03 Program Year Ending 08/31/98						
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL056-15		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ 40,785.00	\$ 71,740.00	\$ 71,740.00	\$ 71,740.00	
IL056-16		1450		\$ -	\$ -	\$ -	\$ -	0
Scattered Site	Replace Siding and Roof System	1460		\$ 30,000.00	\$ -	\$ -	\$ -	0
	Complete Rehab/ Vacant Units	1460		\$ 23,920.00	\$ 23,920.00	\$ 23,920.00	\$ 23,920.00	
		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ 53,920.00	\$ 23,920.00	\$ 23,920.00	\$ 23,920.00	
IL056-18		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
IL056-20		1460		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Part I: Summary		Office of Public and Indian Housing			
Capital Fund Program (CFP)				OMB approval No. 2577-0157 (Exp. 7/31/98)	
HA Name	Lake County Housing Authority	Comp Grant Number	IL06P056-501-04	FFY of Grant Approval	2004
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
3	1408 Management Improvements	\$ 175,000.00	\$ 138,852.90	\$ 138,852.90	\$ 81,519.25
4	1410 Administration	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00	\$ 101,085.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 50,000.00	\$ 21,666.34	\$ 19,968.24	\$ 19,672.04
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 215,203.00	\$ 275,269.07	\$ 275,269.07	\$ 202,992.97
10	1460 Dwelling Structures	\$ 520,508.00	\$ 564,014.09	\$ 564,014.09	\$ 562,329.84
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 5,000.00	\$ 8,269.00	\$ 8,269.00	\$ 1,980.00
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 58,000.00	\$ 28,985.60	\$ 28,985.60	\$ 28,985.60
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ 13,346.00	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,188,142.00	\$ 1,188,142.00	\$ 1,186,443.90	\$ 1,048,564.70
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement		(2) To be completed for the Performance & Evaluation Report			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X		X			
		Page 1 of 9		form HUD-52837 (10/96) ref Handbook 7485.3	

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development				
Part II: Supporting Pages				Office of Public and Indian Housing				
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-04 Program Year Ending 06/30/06 Approval No. 2577-0157 (Exp. 7/31/98)				
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Replace Driveway	1450		\$ 85,000.00	\$ 90,600.00	\$ 90,600.00	\$ 42,359.00	
	Fence Replacement / Repair	1450		\$ -	\$ -	\$ -	\$ -	
	Cyclical Painting	1460		\$ 39,317.00	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
	Complete Rehab Vacant Unit	1460		\$ 100,000.00	\$ -	\$ -	\$ -	
	Door Lock and Hardware Replacement	1460		\$ 75,000.00	\$ 55,845.00	\$ 55,845.00	\$ 55,160.75	
	Defabricators	1475		\$ 15,000.00	\$ -	\$ -	\$ -	
	Maintenance Truck	1475		\$ 23,000.00	\$ 28,985.60	\$ 28,985.60	\$ 28,985.60	
	Subtotal 1450			\$ 85,000.00	\$ 90,600.00	\$ 90,600.00	\$ 42,359.00	
	Subtotal 1460			\$ 214,317.00	\$ 55,845.00	\$ 55,845.00	\$ 55,160.75	
	Total 1460			\$ 520,508.00	\$ 564,014.09	\$ 564,014.09	\$ 562,329.84	
	Total 1470			\$ -	\$ -	\$ -	\$ -	
	Total 1450			\$ 215,203.00	\$ 275,269.07	\$ 275,269.07	\$ 202,992.97	
	Total 1465			\$ 5,000.00	\$ 8,269.00	\$ 8,269.00	\$ 1,980.00	
	Total 1475			\$ 58,000.00	\$ 28,985.60	\$ 28,985.60	\$ 28,985.60	
HA-Wide	A. Contingency	1502		\$ 13,346.00	\$ -	\$ -	\$ -	
	Subtotal			\$ 13,346.00	\$ -	\$ -	\$ -	
HA-Wide	Operations	1406		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	Subtotal			\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	Grand Total			\$ 1,188,142.00	\$ 1,188,142.00	\$ 1,186,443.90	\$ 1,048,564.70	
					\$ -			
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance & Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Program Administrator and Date				
Page 7 of 9				form HUD-52837 (10/96) ref Handbook 7485.3				

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development			
Part III: Implementation Schedule				Office of Public and Indian Housing		OMB Approval No. 2577-0157 (Exp. 7/31/98)	
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-04 Program Year Ending 03/31/06			
Development Number/Name		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
HA Wide Activities		Original	Revised (1)	Actual (2)	Original	Revised (1)	
IL 056-001		9/17/2006			9/17/2008		
Marion Jones							
IL 056-002		9/17/2006			9/17/2008		
Shiloh Towers							
IL056-004		9/17/2006			9/17/2008		
Beach Haven T.							
IL056-007		9/17/2006			9/17/2008		
Scattered Site							
IL056-008		9/17/2006			9/17/2008		
Hawhwy, milview							
Kuester & Scattered Site							
IL056-011							
Hawley Orchard							
IL056-012							
Scattered Site							
IL056-013							
Warren Manor							
IL056-014							
Scattered Site							
IL056-015							
Scattered Site							
IL056-016		9/17/2006			9/17/2008		
Scattered Site							
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance & Evaluation Report			
Signature of the Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
				form HUD-52837 (10/96)			
				ref. Handbook 7485.3			
				Page 8 of 9			

Annual Statement/Performance and Evaluation Report			U.S. Department of Housing and Urban Development		
Part I: Summary			Office of Public and Indian Housing		
Capital Fund Program (CFP)			OMB approval No. 2577-0157 (Exp. 7/31/98)		
HA Name Lake County Housing Authority			Comp Grant Number IL06P056-501-05		FFY of Grant Approval 2005
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number	
Final Performance & Evaluation Report		Performance & Evaluation Report for Program Year Ending 03/31/06			
Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 19)	\$ 100,000.00	\$ 50,000.00	\$ -	\$ -
3	1408 Management Improvements	\$ 217,628.00	\$ 217,628.00	\$ 62,861.00	\$ 20,361.00
4	1410 Administration	\$ 112,755.00	\$ 112,755.00	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$ 120,000.00	\$ 120,000.00	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 525,469.00	\$ 607,169.00	\$ 435,614.86	\$ 355,455.55
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)	\$ 31,700.00	\$ -	\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,127,552.00	\$ 1,127,552.00	\$ 498,475.86	\$ 375,816.55
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Measures				
(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement			(2) To be completed for the Performance & Evaluation Report		
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		
X			X		
			form HUD-52837 (10/96) ref Handbook 7485.3		
Page 1 of 9					

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

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

Performance & Evaluation Report for 501-05 Program Year Ending 12/31/97-0157 (Exp. 7/31/98)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Management Improvement							
	Resident Safety & Security	1408		\$ 140,000.00	\$ 140,000.00	\$ -	\$ -	
	Information Technolgy Upgrade	1408		\$ 20,000.00	\$ 22,761.00	\$ 22,761.00	\$ 20,361.00	
	Software Upgrade	1408		\$ 42,628.00	\$ 39,767.00	\$ 35,000.00		
	Salary Study	1408		\$ 5,000.00	\$ 5,100.00	\$ 5,100.00		
	Resident Initiatives	1408		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Subtotal			\$ 217,628.00	\$ 217,628.00	\$ 62,861.00	\$ 20,361.00	
HA-Wide	Administration							
	Salary	1410		\$ 48,814.00	\$ 48,814.00	\$ -	\$ -	
	EBC	1410		\$ 63,941.00	\$ 63,941.00	\$ -	\$ -	
	Travel	1410		\$ -	\$ -	\$ -	\$ -	
	Sundry	1410		\$ -	\$ -	\$ -	\$ -	
	Subtotal			\$ 112,755.00	\$ 112,755.00	\$ -	\$ -	
HA-Wide	Fees and Costs							
	Consultant	1430		\$ -	\$ -	\$ -	\$ -	
	A and E	1430		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	Inspections	1430		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	Sundry	1430		\$ -	\$ -	\$ -	\$ -	
	Annual Inspection of Units	1430		\$ -	\$ -	\$ -	\$ -	
	Subtotal			\$ 120,000.00	\$ 120,000.00	\$ -	\$ -	
HA-Wide								
		1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	Subtotal			\$ -	\$ -	\$ -	\$ -	

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

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

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

Performance & Evaluation Report for 501-05 Program Year Ending 12/31/2007-0157 (Exp. 7/31/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL056-1								
Marion Jones		1450		\$ -	\$ -	\$ -	\$ -	
		1450		\$ -	\$ -	\$ -	\$ -	
		1450		\$ -	\$ -	\$ -	\$ -	
		1450		\$ -	\$ -	\$ -	\$ -	
	Gutters Fascia and Downspouts	1460		\$ 70,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	
	Exterior Lights	1460		\$ 75,000.00	\$ 50,000.00		\$ -	
	Security Cameras Systems and Lighting	1460		\$ 50,000.00	\$ 334,963.44	\$ 334,963.44	\$ 295,130.55	
	Bath Repairs	1460		\$ -	\$ 4,637.42	\$ 4,637.42	\$ -	
		1470		\$ -	\$ -	\$ -	\$ -	
		1475		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ 195,000.00	\$ 427,600.86	\$ 377,600.86	\$ 333,130.55	
	Subtotal 1470			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1475			\$ -	\$ -	\$ -	\$ -	
IL056-2		1450		\$ -	\$ -	\$ -		
		1450		\$ -	\$ -			
		1460		\$ -	\$ -	\$ -	\$ -	
		1460			\$ -	\$ -	\$ -	
		1460			\$ -	\$ -		
	Replace Furniture	1475		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1475			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

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

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

Performance & Evaluation Report for 501-05 Program Year Ending 03/31/97-01/57 (Exp. 7/31/98)

Development Number/Name HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL056-4		1450		\$ -	\$ -	\$ -	\$ -	
Beach Haven		1450		\$ -	\$ -			
	Renovate Common Area	1460		\$ 100,000.00	\$ 68,235.00	\$ -		
		1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -	\$ -	
		1475		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ 100,000.00	\$ 68,235.00	\$ -	\$ -	
	Subtotal 1465			\$ -	\$ -	\$ -	\$ -	
IL 056-7		1450		\$ -	\$ -			
Scattered Site		1460		\$ -	\$ -			
	0	1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -		
		1475		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -	
IL056-8	Build bridge Over Greek	1450		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
Scattered site	ADA Doors	1460		\$ -	\$ 12,915.00	\$ 12,915.00	\$ 12,915.00	
PHA Office		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
		1460		\$ -	\$ -	\$ -	\$ -	
		1470		\$ -	\$ -	\$ -	\$ -	
		1475		\$ -	\$ -	\$ -	\$ -	
	Subtotal 1450			\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Subtotal 1460			\$ -	\$ 12,915.00	\$ 12,915.00	\$ 12,915.00	
	Subtotal 1470			\$ -	\$ -	\$ -	\$ -	
	Subtotal 1475			\$ -	\$ -	\$ -	\$ -	

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

Signature of Executive Director and Date _____ Signature of Public Housing Director/Office of Native American Program Administrator and Date _____

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development							
Part II: Supporting Pages		Office of Public and Indian Housing							
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-05 Program ON 61207-0157 (Exp. 7/31/98)					
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
IL056-15		1460		\$ -	\$ -	\$ -	\$ -		
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -		
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -		
IL056-16		1450		\$ -	\$ -	\$ -	\$ -	0	
Scattered Site		1460		\$ -	\$ -	\$ -	\$ -	0	
		1460		\$ -	\$ -	\$ -	\$ -		
		1460		\$ -	\$ -	\$ -	\$ -		
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -		
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -		
IL056-18		1460		\$ -	\$ -	\$ -	\$ -		
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -		
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -		
IL056-20		1460		\$ -	\$ -	\$ -	\$ -		
	Subtotal 1450			\$ -	\$ -	\$ -	\$ -		
	Subtotal 1460			\$ -	\$ -	\$ -	\$ -		

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing and Urban Development			
Part III: Implementation Schedule				Office of Public and Indian Housing			
Capital Fund Program (CFP)				Performance & Evaluation Report for 501-05 Program Year Ending 11/30/05			
Development Number/Name		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
HA Wide Activities		Original	Revised (1)	Actual (2)	Original	Revised (1)	
IL 056-001		9/17/2006			9/17/2008		
Marion Jones							
IL 056-002		9/17/2006			9/17/2008		
Shiloh Towers							
IL056-004		9/17/2006			9/17/2008		
Beach Haven T.							
IL056-007		9/17/2006			9/17/2008		
Scattered Site							
IL056-008		9/17/2006			9/17/2008		
Hawhwy, milview							
Kuester & Scattered Site							
IL056-011							
Hawley Orchard							
IL056-012							
Scattered Site							
IL056-013							
Warren Manor							
IL056-014							
Scattered Site							
IL056-015							
Scattered Site							
IL056-016		9/17/2006			9/17/2008		
Scattered Site							

(1) To be completed for the Performance & Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance & Evaluation Report

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

ATTACHMENT IL056 o06

PHA PLAN PUBLIC HEARING

The Date of Public Hearing was June 9, 2005. We had no members of the community or the RAB to attend. The LCHA Staff that were present were Alon Jeffrey-Executive Director, David A. Northern-Deputy Director (By Phone) and Valerie Rogers-Administration Secretary. The staff had a discussion about the plan with each other and after a 15min wait we concluded the meeting.

ATTACHMENT IL056 p06

RESIDENT ADVISORY BOARD

Ms.	Brandy	Anderson	Resident Advisory Board
Ms.	Karen	Blatcher	Resident Advisory Board
Ms.	Lillie	Cleave	Resident Advisory Board
Ms.	Christie	Collins	Resident Advisory Board
Ms.	Leslie	Cicero	Resident Advisory Board
Mr.	John	Donald	Resident Advisory Board
Ms.	Maere	Floyd-Pitts	Resident Advisory Board
Ms.	Loretta	Gibson	Resident Advisory Board
Ms.	Dorothy	Hoffmeier	Resident Advisory Board
Mr.	Walter J.	Johnson	Resident Advisory Board
Ms.	Gail	Edwards	Resident Advisory Board
Ms.	Felicia	Lewis	Resident Advisory Board
Ms.	Lorena	Nelson	Resident Advisory Board
Mr.	Curtis	Robinson	Resident Advisory Board
Ms.	Elizabeth	Sheehan	Resident Advisory Board
Ms.	Tonya	Reynolds Friar	Resident Advisory Board
Ms.	Johanna	Crowley	Resident Advisory Board
Ms.	Shirley	Hudson	Resident Advisory Board
Ms.	Carol	Schwinn	Resident Advisory Board

ATTACHMENT IL056 q06

**LAKE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Delacy Peters, Board Chair
Darrell Dick, Board Vice Chair
Patricia McLendon, Resident Board Member
Cranston Byrd
Jeanine Gavagan
John Spoden
Sylvia Valadez