

PHA Plans

Streamlined Annual Version

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

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

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

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Fulton County Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Fulton County Housing Authority

PHA Number: IL084

PHA Fiscal Year Beginning: 07/2006

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 274
Number of S8 units: 260

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Lynda Krulac

Phone: 309-647-4120

TDD: 800-545-1833, ext. 831

Email (if available): lkrulac@theramp.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

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

Main business office of the PHA PHA development management offices

Other (list below)

Streamlined Annual PHA Plan

Fiscal Year 2006

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) **State of Illinois**

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
The Housing Authority will continue to offer quality affordable housing in its public housing program and housing payment assistance to those families in the tenant-based program.
- Other: (list below)

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

The State Consolidated Action Plan identifies the following State Priorities:

A. Affordable Housing

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

B. Supportive Housing for the Homeless

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

C. Supportive Housing for Persons with Special Needs

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

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

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

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

1. Provide Consolidated Plan documents to PHA
2. Invitations to public hearings
3. Provision of CHAS data to PHAs
4. Certifying the Consistency of Agency Plans
5. Obtaining information on PHA waiting lists
6. Provide program information to PHAs
7. Working with PHAs on future Capital Fund projects
8. Technical assistance on accessing housing technical and financial assistance programs

In summary, the Fulton County Housing Authority is consistent with the Consolidated Plan of the State of Illinois.

6. Other Information Required by HUD

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

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

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

“Substantial Deviations” and “Significant Amendment or Modifications” are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

7. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

ATTACHMENTS

The following are separate file attachments:

- il084a02: FY 2006 Capital Fund Program Annual Statement & Implementation Schedule**
- il084b02: CFP FY 2005 Annual Statement/P&E Report and Implementation Schedule**
- il084c02: CFP FY 2004 Annual Statement/P&E Report**
- il084d02: CFP FY 2003 Annual Statement P&E Report**
- il084e02: CFP 203 Annual Statement/P&E Report**
- il084f02: Admissions Policy for Deconcentration**
- il084g02: Membership of the Resident Advisory Board**
- il084h02: Resident Member of the PHA Governing Board**
- il084i02: Statement of Progress in Meeting Mission, Goals & Objectives**
- il084j02: Voluntary Conversion Initial Assessments**
- il084k02: Optional 5 Year Action Plan**

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

PHA Name: Fulton County Housing Authority 414 North First Ave., Canton, IL 61520	Grant Type and Number Capital Fund Program Grant No: IL06P08450106 01/19/2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	32,000.00			
3	1408 Management Improvements	12,000.00			
4	1410 Administration	45,722.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,745.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	72,800.00			
10	1460 Dwelling Structures	228,948.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	20,000.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	457,215.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	8,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	20,000.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450106 01/19/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL84-1 Oaklawn Apts.	Upgrade security cameras	1450	1 site	20,000.00				
	Provide barrier to keep playground sand in place	1450	7 sites	34,000.00				
	Provide secure access to attic by rebuilding access panels	1460	20	10,100.00				
	Replace apt. lgt. Fixtures	1460	80 apts.	36,000.00				
	Connect concrete porches to eliminate mud holes	1450	2,000 SF	12,000.00				
IL84-2 Longview Apts.	Replace circuit breaker panels	1460	120	60,000.00				
	Replace all light switches	1460	840	21,840.00				
	Clean flue pipe	1470	1	2,000.00				
	Repipe laundry drain	1470	1	10,000.00				
	Replace water supplies & drain lines in 10 stack baths	1460	8	12,000.00				
IL84-4 Maple Manor Apts.	Install fence around generator	1450	1	6,800.00				
	Replace all light switches	1460	686	17,836.00				
	Make laundry room bath ADA compliant	1470	1	8,000.00				

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

PHA Name: Fulton County Housing Authority 414 North First Ave., Canton, IL. 61520	Grant Type and Number Capital Fund Program Grant No: IL06P08450105 01/20/2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	32,000.00		-0-	-0-
3	1408 Management Improvements	5,463.00		-0-	-0-
4	1410 Administration	45,722.00		45,722.00	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,894.00		-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	120,802.00		21,000.00	-0-
10	1460 Dwelling Structures	206,834.00		27,362.00	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	12,700.00		-0-	-0-
13	1475 Nondwelling Equipment	1,800.00		-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	457,215.00		94,084.00	-0-
22	Amount of line 21 Related to LBP Activities	-0-		-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-		-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	-0-		-0-	-0-
25	Amount of Line 21 Related to Security – Hard Costs	-0-		-0-	-0-
26	Amount of line 21 Related to Energy Conservation Measures	-0-		-0-	-0-

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450105 01/20/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL84-2 Longview	Provide H/C automatic clothes washers	1475	2	1,800.00		-0-	-0-	Planning stage
	Install pump on Domestic Water System to boost pressure	1470	1	12,200.00		-0-	-0-	Planning stage
	Install Dormitory Locks with Handicap levers on all units	1460	120	18,000.00		-0-	-0-	Planning stage
	Replace drain lines at kitchen sinks and bath vanities	1460	214	27,362.00		27,362.00	-0-	In Progress
IL84-4 Maple Manor	Repair Sidewalks and add additional	1450	1 Site	2,154.00		-0-	-0-	Planning stage
	Install dormitory locks with handicap levers on all units	1460	100	14,700.00		-0-	-0-	Planning stage
	Replace shower valves and add lever handle for each	1460	100	49,000.00		-0-	-0-	Planning stage
PHA Wide	Administration Costs	1410	N/A	45,722.00		45,722.00	-0-	In Progress
	Mgmt. Impr.-Copier, Acct., Computer, Etc.	1408	N/A	5,463.00		-0-	-0-	Planning stage

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450105 01/20/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406	N/A	32,000.00		-0-	-0-	Planning stage
	PHA Wide Prof. A/E Fees	1430	N/A	31,894.00		-0-	-0-	Planning stage
	Page Totals			457,215.00		94,084.00	-0-	

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

PHA Name: Fulton County Housing Authority 414 North First Ave., Canton, IL. 61520	Grant Type and Number Capital Fund Program Grant No: IL06P08450104 01/19/2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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 Reserve for Disasters/ Emergencies
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	4,070.34		2,000.00	750.00
3	1408 Management Improvements	6,674.20		6,674.20	-0-
4	1410 Administration	47,852.00		47,852.00	42,127.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,560.00		42,457.04	37,366.29
8	1440 Site Acquisition				
9	1450 Site Improvement	193,001.80		193,001.80	123,429.76
10	1460 Dwelling Structures	81,558.66		81,558.66	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	59,400.00		59,400.00	-0-
12	1470 Nondwelling Structures	41,932.00		41,932.00	-0-
13	1475 Nondwelling Equipment	1,475.00		500.00	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	478,524.00		475,375.70	203,673.91
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	21,500.00		21,500.00	-0-
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450104 01/19/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL84-1 Oaklawn Apt.s	Purchase halogen light on work stand	1475	1	150.00		-0-	-0-	In Progress
	Make playground eq. handicap accessible	1450	1 Site	-0-		-0-	-0-	Moved to different year
	Replace bad concrete in parking areas	1450	2 Lots	91,616.80		91,616.80	91,616.80	Complete
	Widen several sidewalks & provide additional	1450	1 Site	5,385.00		5,385.00	5,385.00	Complete
	Revise thermostat ht. in entry for ADA in Cm.Rm.	1470	1 Bldg.	100.00		100.00	-0-	In Progress
	Replace Community Building gas stove	1475	1	500.00		500.00	-0-	In Progress
	Make 2% of units for hearing & vision impaired	1460	2	1,000.00		1,000.00	-0-	In Progress
	Provide secure access to attic by rebuilding access panels	1460	20	-0-		-0-	-0-	Moved to different year
	Test for lead in water lines to determine need for abatemt	1460	80	2,000.00		2,000.00	-0-	In Progress
	Replace smoke detectors in units	1465	160	24,000.00		24,000.00	-0-	In Progress
	Provide additional parking	1450	1 Lot	37,000.00		37,000.00	26,427.96	In Progress

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450104 01/19/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL84-4 Maple Manor	Install fence around generator	1470	1	-0-		-0-	-0-	Moved to different year
	Provide fire alarm pull station at N. ext. Cm. Rm. door	1470	1	300.00		300.00	-0-	In progress
	Add module to FA sys. for trash chute sprinkler flow switch.	1470	1	500.00		500.00	-0-	In progress
	Provide nameplate with hydraulic design info. on fire riser.	1470	1	500.00		500.00	-0-	In progress
	Repair exterior local alarm bell for sprinkler flow	1470	1	500.00		500.00	-0-	In progress
	Rehabilitate boiler room combustion air system controls	1470	1 Unit	1,000.00		1,000.00	-0-	In progress
	Make laundry room bathroom ADA compliant	1470	1	-0-		-0-	-0-	Moved to different year
	Upgrade fire alarm for ADA	1470	1 Bldg.	10,000.00		10,000.00	-0-	In progress
	Upgrade trash compactor	1470	1	10,000.00		10,000.00	-0-	In progress
	Install GFI's in kitchens	1460	100	13,818.00		13,818.00	-0-	In progress

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450104 01/19/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Main drain on fire pump needs revised	1470	1	3,000.00		3,000.00	-0-	In progress
	Repl. Flooring of balconies	1470	2	4,032.00		4,032.00	-0-	In progress
	Laundry room dryer vent system revised	1470	1	3,000.00		3,000.00	-0-	In progress
PHA Wide	Administration Costs	1410	N/A	47,852.00		47,852.00	42,127.86	In progress
	Mgmt. Impr.-Copier, Acct., Computer, Etc.	1408	N/A	6,674.20		6,674.20	-0-	In progress
	Operations	1406	N/A	4,070.34		4,070.34	750.00	In progress
PHA Wide Prof. A/E Fees	Prepare Construction Documents & Monitor Work	1430	N/A	42,560.00		42,560.00	37,366.29	In progress
	Page Totals			478,524.00		475,375.70	203,673.91	

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P08450104 08/10/2005 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL84-1 Oaklawn	09/30/2006			09/30/2008			No revision	
IL84-2 Longview	09/30/2006			09/30/2008			No revision	
IL84-4 Maple Manor	09/30/2006			09/30/2008			No revision	
PHA Wide	09/30/2006			09/30/2008			No revision	

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

PHA Name: Fulton County Housing Authority 414 North First Ave., Canton, IL. 61520	Grant Type and Number Capital Fund Program Grant No: IL06P08450103 01/19/2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
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 Performance and Evaluation Report for Period Ending: 12/31/2005
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	7,481.95		7,481.95	7,481.95
3	1408 Management Improvements	7,338.05		7,338.05	6,327.98
4	1410 Administration	41,320.00		41,320.00	41,320.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,548.00		26,548.00	26,548.00
8	1440 Site Acquisition				
9	1450 Site Improvement	151,887.66		151,887.66	151,887.66
10	1460 Dwelling Structures	144,704.34		144,704.34	144,704.34
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	33,916.00		33,916.00	33,916.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	413,196.00		413,196.00	412,185.93
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	164,768.00		164,768.00	164,768.00
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P08450103 01/19/06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL84-1 Oaklawn Apts.	Replace closet shelving	1460	80 Apts.	37,514.00		37,514.00	37,514.00	Complete
	Replace site lights, revamp parking lot lighting	1450	51	121,887.66		121,887.66	121,887.66	Complete
	Provide additional prkg.	1450	1 lot	30,000.00		30,000.00	30,000.00	Complete
IL84-2 Longview Apts	Replace bldg. intercom/door control	1460	120	26,088.00		26,088.00	26,088.00	Complete
	Install larger mailboxes	1470	108	24,916.00		24,916.00	24,916.00	Complete
	Install door viewers in Apt. doors	1460	107	10,000.00		10,000.00	10,000.00	Complete
	Repl. Lavatories in all but handicap bathrooms	1460	115	50,902.00		50,902.00	50,902.00	Complete
	Repl. Water closets in all but handicap bathrooms	1460	115	20,200.34		20,200.34	20,200.34	Complete
IL84-4 Maple Manor Apts.	Replace mailboxes with larger ones	1470	100	9,000.00		9,000.00	9,000.00	Complete
PHA Wide	Administration Costs	1410	N/A	41,320.00		41,320.00	41,320.00	Complete
	Mgmt. Impr. – Copier, etc.	1408	N/A	7,338.05		7,338.05	6,327.98	In Progress
	Operations	1406	N/A	7,481.95		7,481.95	7,481.95	Complete
PHA Wide Prof. Fees	Prepare Constr. Documents & Monitor Work	1430	N/A	26,548.00		26,548.00	26,548.00	Complete
	Page Totals			413,196.00		413,196.00	412,185.93	

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P08450103 01/19/2006 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL84-1	09/16/2005		08/16/05	09/16/2007		11/30/05	No revision	
IL84-2	09/16/2005		08/16/05	09/16/2007		11/30/05	No revision	
IL84-4	09/16/2005		08/16/05	09/16/2007		11/30/05	No revision	
PHA Wide	09/16/2005		08/16/05	09/16/2007		01/31/06	No revision	

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

PHA Name: Fulton County Housing Authority 414 North First Ave., Canton, IL. 61520	Grant Type and Number Capital Fund Program Grant No: IL06P08450203 01/19/2006 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report: 12/31/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	8,235.00		8,235.00	8,235.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-		-0-	-0-
10	1460 Dwelling Structures	74,114.00		74,114.00	74,114.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	82,349.00		82,349.00	82,349.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fulton County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P08450203 01/19/2006 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL84-1	02/2006		08/2005	02/2008		11/2005	No revision	
IL84-2	02/2006		08/2005	02/2008		11/2005	No revision	
PHA Wide	02/2006		08/2005	02/2008		11/2005	No revision	

ATTACHMENT “F”

**Fulton County Housing Authority
Fiscal Year 07/01/2006 – 06/30/2007**

Deconcentration Policy

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

The FULTON COUNTY HOUSING AUTHORITY will affirmatively market our housing to all eligible income groups.

The FULTON COUNTY HOUSING AUTHORITY may offer one or more incentives to encourage applicant families whose income classification would help to meet the income-targeting goal for our agency.

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

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

Required Attachment: Attachment “G”
Membership of the Resident Advisory Board

The members of the **Resident Advisory Board** are as follows:

Lori McBride
Jeanine Collins
Martha Hunt
Rose Fengel
Hometown Rentals, Inc. (all twenty residents)

**Required Attachment: Attachment ‘H’
Resident Member on the PHA Governing Board**

On May 10, 2005, a Section 8 resident, Ruth Anne Blickem, was appointed to the Fulton County Housing Authority Board of Commissioners by the Chairman of the Fulton County Board for a five-year term.

ATTACHMENT “T”

Statement of Progress in Meeting Mission, Goals, and Objectives

The Fulton County Housing Authority has been able to maintain its mission to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

The tutoring program continued to be a success in the community room at Oaklawn Apartments. The program began with one teach and one Oaklawn student. It now has three teachers who tutor several students.

We actively seek ways to increase landlord participation in our Section 8 Program. We advertise in the local newspapers and radio. We also passed out informative flyers in all of the communities in our jurisdiction. We also gave presentations explaining our program at other agency functions. We set our payment standard at 110% of the FMR.

In an effort to decrease drug activity in our family development, we continued to partner with an undercover police officer who used one of our empty units to surveillance purposes. One person was successfully arrested and convicted for selling drugs.

To increase independence for the elderly or families with disabilities, our home health care agencies are providing services to many of our residents. Our local nursing homes visit periodically and provide group activities for our residents. The Fulton County Health Department visits and also provides healthcare services to our residents.

The University of Illinois Extension Office presented monthly classes on various topics to our residents. We also provided classes on job training to our residents through the University of Illinois Extension Office.

We continue to partner with the YWCA. The YWCA provided a summer lunch program and activity program for the Oaklawn children in the Community Building. The YWCA also uses both of our hi-rise community rooms as meal sites for the Lunch with Friends Program. They served breakfast and evening meals Monday– Friday. The Spoon River College also presented a summer reading program at Oaklawn.

Our policies and our lease include the objective to lawfully deny admission of applicants, or the continued occupancy of residents who habits and practices may adversely affect the health, safety, comfort and welfare of other residents.

We increased our Public Housing Assessment System (PHAS) score for fiscal year ending June 30, 2005 to 98.

ATTACHMENT “J”

Component (10 B)

Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?
1
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA’s covered developments?
1
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL84-1	Oaklawn Apartments	2	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Closet Doors in Community Building		5,000	2007
Raise storm drain (top of manhole) along west drive		1,500	2007
Provide LED Exit light for energy efficiency in Community Building		300	2007
Replace windows in apartments		195,600	2007
Replace Gutters on 20 Buildings		38,850	2008
Replace pipe railings with fencing for traffic control		28,220	2008
Landscaping		35,000	2008
Unplug weep holes on exterior of buildings		3,000	2008
Provide light fixture with globe in pantry in 4 BR apts.		3,000	2008
Repair and seal brick in wing walls		7,380	2008
Add vinyl fencing on Living Room Side of units		16,000	2008
Replace flooring in upper floors of units (portion)		195,600	2009
Replace base cove in units and repair the walls before reapplying		43,200	2010
Incorporate laundry water connections in Guy Gray box		20,000	2010
Replace flooring in upper floors of units (portion)		97,527	2010
Install cable TV on second floor in each bedroom		41,200	2010
Total estimated cost over next 5 years		731,377	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL84-2	Longview Hi-Rise	1	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Purchase Floor Care Machine			5,000
Motion Activated dual-level lighting in stair towers			3,300
Replace kitchen lighting in units			24,000
Replace medicine cabinets in all but handicap bathrooms			22,000
Revise lighting above kitchen sinks			30,000
Replace range hoods in units			30,000
Replace Base Cove in Apartments			54,000
Replace all electrical receptacles			59,823
Additional parking			53,040
Investigate & repair HVAC problems for first floor			35,000
Install ceiling fan/light units in living room and bedroom			60,000
Waterproof brick on building			9,000
Replace trash compactor			15,850
Provide halogen lights on work stand for painting			150
Replace concrete pavers under west exterior soffit with concrete			2,816
Replace dieing trees			2,000
Upgrade television cable in the building and all additional for more options			30,000
Total estimated cost over next 5 years			382,939

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL84-4	Maple Manor Hi-Rise	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Motion Activated dual-level lighting in stair towers			3,300
Replace building core A/C Unit and revise distribution system			15,000
Add shelving in bathroom above water closet			12,000
Properly prepare and repair crack in exterior wall finish at windows			29,000
Replace lavatory cabinets with countertop, lavatory, and faucet			49,000
Install ceiling fan/light units in living room and bedroom			19,600
Repair parking lots and drives			96,930
Total estimated cost over next 5 years			224,830

