

PHA Plans

2007 Submission for
5 Year Plan for Fiscal Years 2008 - 2012
2007 Submission for
Annual Plan for Fiscal Year 2008

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Danville, Illinois

PHA Number: IL011

PHA Fiscal Year Beginning: 04/2007

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 2007 - 2011
[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:

The mission of the Housing Authority of the City of Danville, Illinois is to assist low income families with safe, decent, sanitary and affordable housing; encourage active resident participation, and provide opportunities for self-improvement which may enhance the residents' self-confidence and economic self-sufficiency. We shall operate in an effective, ethical and professional manner, and will create and maintain partnerships with its clients and appropriate community agencies to accomplish this mission.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

Review branching out to Iroquois County for Section 8

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

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[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 (High Performer status using Standard Plan)**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Executive Summary of the Annual PHA Plan – Plan Year Ending March 31, 2008

The Danville Housing Authority continued its efforts towards its goal of achieving financial stability and increasing the Authority's public housing operating reserve to a reasonable level during FY 2006. This was hampered by HUD's reducing funding considerably over the past fiscal year. Section 8 should operate at a small surplus for the year, which ends March 31, 2007 while Public Housing is continuing to experience a reduction in funding for the second straight year. There is no resolution on the funding level for Public Housing as of this writing. The Authority's management team will continue into the FY 2008 year to exercise prudent fiscal discipline due to the significant uncertainty surrounding the level of Department of Housing and Urban Development (HUD) funding streams for DHA programs. Recent actual and potential future reductions in Capital Funds, operating budget funds, and Section 8 administrative fees make prudent financial management and prioritization of spending the most important function for the Authority's management. Recent adverse changes to the funding levels for Section 8 significantly reduced the number of families that the Authority can assist and also reduced administrative funding to levels, which require stringent use of available funding to meet program requirements. The need for sound financial management and control is also dictated by the fact that more than 50 percent of the Authority's fiscal year lapses before the Authority receives final budget amounts from the Department of Housing and Urban Development.

DHA completed its long-standing project to abate and renovate units that contained lead paint and asbestos during FY 2005. This project, which started in the late 1990's, completed the renovation of the final 13 units. At the conclusion of this effort, all DHA residential units will be available for occupancy. This will also allow the Authority to concentrate on and resolve its last remaining problem area of vacancy rates. DHA awarded a contract to replace the aged sewer systems in the three Fair Oaks projects early during FY 2006. DHA will complete the sewer project in one contract using a combination of 2003, 2003B and 2004 Capital funds. Additionally, the replacement of sewer systems will allow for some replacement or aged and crumbling roadways, which will enhance the appearance of the Fair Oaks developments. The "curb appeal" issue is always mentioned in the resident survey and a roadways improvement will begin the effort to address the appearance of Fair Oaks. This contract was awarded and is currently underway. A contract for a new security lock system has been awarded in early FY 2006 and will make our elderly high-rise developments, Churchill Towers and Mer Che Manor, more secure and easier for the residents navigate. A contract was awarded during FY 2007 to replace the elevators at Mer Che Manor and is almost 50% completed as of this time. Additionally contracts were awarded to replace the aging security and fire alarm system at Mer Che Manor and security cameras were installed at that development. Additional cameras are being considered at Churchill Towers.

Section 8 lease rates were reduced by over 10% (604 to 540) during FY 2005 due to reduced HUD funding. We anticipate that the funding will not permit the previous leasing rate in the foreseeable future and that future funding may require even more reductions. Payment standards were reduced and the wait list was closed. During FY 2006 the wait list was opened and closed due to the volume of applications during FY 2007. The payment standards were increase back to Fair Market Rents. We anticipate that that the wait for assistance could be quite long with the reduced number of families that can be assisted.

Despite the problems noted above, Danville Housing Authority's achievements over the past five years have been substantial. DHA achieved two HUD's high performer and three solid standard performer status in the Public Housing and Section 8 rating systems. Financial stability was achieved until last fiscal year when HUD seriously reduced funding for Public Housing. The Authority is beginning to evaluate options to embark on its first non-subsidized affordable housing projects. Meetings with the City of Danville are already underway and preliminary plans are beginning to develop. Over the FY 2008 year, DHA will strive to further improve its financial status, reduce vacancy and unit turnover time, replace some of its aging infrastructure, and began the slow process of improving curb appeal of its developments. We will be investigating the possibility of offering our Section 8 in Iroquois County just to our north since they are not served by any Housing Authority. DHA will build on its past success and will hopefully strengthen its future as the leading provider of affordable housing in its operating area.

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 (**Included in ACOP**)
- FY 2007 Capital Fund Program Annual Statement
- 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 (**il011d02**)
- FY 2007 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)
- Other (List below, providing each attachment name)
 - Component 10 – Voluntary Conversion Assessment (il011a02)
 - Deconcentration and Income Mixing Comments - (il011b02)
 - Capital Fund Program Annual Statement – (il011c02)
 - Resident Commissioner, Resident Advisory Council – Method of Appointment, Election (il011e02)
 - Capital Fund Performance & Evaluation Report 00, 01, 02, 03 - (il011f02)
 - Progress Addendum – (il011g02)
 - VAWA Compliance Information – (il011h02)
 - Carbon Monoxide Detector Act – (il011i02)

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
	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
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A& O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	1115	5	4	4	2	3	4
Income >30% but <=50% of AMI	1182	5	4	4	2	3	4
Income >50% but <80% of AMI	1465	3	4	3	2	2	3
Elderly	1277	5	4	4	3	1	2
Families with Disabilities	2331	5	4	4	2	3	4
Race/Ethnicity White	8111	4	4	4	2	3	4
Race/Ethnicity Black	1002	4	4	4	2	3	2
Race/Ethnicity Hispanic	284	1	1	1	1	1	1
Race/Ethnicity Asian & Pacific Islander	56	1	1	1	1	1	1

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	854		
Extremely low income <=30% AMI	770		
Very low income (>30% but <=50% AMI)	70		
Low income (>50% but <80% AMI)	14		
Families with children	714		
Elderly families	33		
Families with Disabilities	107		
Race/ethnicity White	171		
Race/ethnicity Black	673		
Race/ethnicity Hispanic	4		
Race/ethnicity Asian	1		
Race/ethnicity Pacific Islander	5		

Housing Needs of Families on the Waiting List

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

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	546		
Extremely low income <=30% AMI	526		
Very low income (>30% but <=50% AMI)	18		
Low income (>50% but <80% AMI)	1		
Families with children	482		
Elderly families	18		
Families with Disabilities	46		

Housing Needs of Families on the Waiting List

Race/ethnicity 1 White	95		
Race/ethnicity 2 Black	461		
Race/ethnicity 3 Hispanic	2		
Race/ethnicity 4 Asian	0		
Race/ethnicity 5	4		
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	89		
2 BR	183		
3 BR	163		
4 BR	43		
5 BR	13		
5+ BR	1		

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)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,300,873	Public Housing Operations
b) Public Housing Capital Fund	769,410	Public Housing Capital Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,394,449	Section 8 Tenant Based Accounting
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		
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2005	258,743	Public Housing Capital Improvements
Capital Fund 2006	754,018	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	354,678	Public Housing Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Interest Public Housing	24,745	Public Housing Operations
Interest Section 8	7,450	Section 8 Tenant Based Assistance
4. Non-federal sources (list below)		
Department of Human Services	99,284	Public Housing Supportive Services
Department of Human Services – Teen Reach	47,000	Public Housing Supportive Services
State Board of Education	20,570	Public Housing Supportive Services
Total resources	6,031,220	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

With a small wait list, eligibility is verified immediately.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

Credit Report

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)

United States Postal Service

Agency Website (www.danvilleha.org)

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Two parent families

High rent burden (rent is <30% of monthly adjusted income)

VAWA 2005 Compliance (attachment: il011h02)

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:

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

Other preferences (select all that apply)

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

Two Parent Families

Paying more than 30% of adjusted income

VAWA 2005 Compliance (attachment: il011i02)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Orientation Materials Packet

Resident Notices

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? **See attached Deconcentration and Income Mixing Comments – Attachment (il011b02)**

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)

Credit Report

Check with past landlord for history

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 (**with written request**)
 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)

United States Postal Service

Agency website: www.danvilleha.org

(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:

Families that need a four (4) bedroom unit or higher

Families that need a handicapped accessible unit

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

High rent burden (rent is > 30% of adjusted income)

VAWA 2005 Compliance (attachment: il011h02)

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

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

Other preferences (select all that apply)

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

Rent is > 30% of adjusted monthly income

VAWA 2005 Compliance (attachment: il011h02)

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) **Client notices**

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

- Through published notices
- Other (list below)

Referrals from agencies working with applicants that are targeted for special - purpose vouchers

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Included in Admissions and Continued Occupancy Policy Manual

c. Rents set at less than 30% than adjusted monthly 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:

Flat Rents
0 Bedroom \$213 3 Bedroom \$380

1 Bedroom	\$259	4 Bedroom	\$426
2 Bedroom	\$304	5 Bedroom	\$490

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)__\$200__
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(il011d02)**
- 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	454	50%
Section 8 Vouchers	593	20%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	40	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	
Capital Fund Program	537	

C. Management and Maintenance Policies

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

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

Admissions & Continued Occupancy Policy

Rent Collection Policy

Maintenance Plan

Pest Control Policy

(2) Section 8 Management: (list below)

Administrative Plan

Grievance Policy

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)

United States Postal Service

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)
United States Postal Service

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.

See attachment: (il011g02)

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment: il011c02**

-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)

-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)

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
IL06P011001	Fair Oaks	0	0.0% as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost \$	Planned Start Date (HA Fiscal Year)
Renovation of Units including materials by Outside Contractors and Force Account Labor to improve turnover time and vacancy rate		133,000	2009
Finish apartment repairs completing off-line status and underway contracts		60,000	2010
Dumpster pads and dumpsters, repair of existing units, new, contract opt.		25,000	2009
Parking Lots and Sidewalk Repairs, replacements, optional surfaces		45,000	2008
Paving and landscaping including Tree Trimming, Planting and removal		50,000	2008
Shed at maintenance yard		20,000	2008
Sewer (Storm + Sanitary) and Waterline Repairs and Replacement		130,000	2009
Directional Signage, Speed Bumps, Curbs and Gutters, Lighting Updates		15,000	2011
Contract with Illinois Power Company for Lighting and Wood Poles		15,000	2008
504 Egress repairs		15,000	2008
Exterior of Building Repairs, Roofs Brick, Siding, Doors, Windows, Lighting		15,000	2010
Interior of Building & Units repairs and replacement work to various BOCACodes/ HUD regulations		15,000	2010
Lock and Door, Window and Screen, Floors, Ceilings, Roofs, Cabling, Electrical, Repairs		15,000	2011
Maintain 1470 work to Offices, Foyers, Community Areas, Repair windows and roofs		17,000	2009
Rework pavement for traffic circulation, parking, pull outs, curbs, gutters		95,000	2008
Revise gas lines, Storm and Sanitary sewer lines, H2O, cable, and electrical lines		15,000	2009
Total estimated cost over next 5 years		680,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011001	Fair Oaks	0	0.0% as of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost \$	Planned Start Date (HA Fiscal Year)
Storm Door Replacement using improved type door			4,000	2010
Storm Sewer general repairs at units, such as #151 & # 166			150,000	2009
Repair Water Vaults, residential water lines, include meter installations			10,000	2008
Major Sewer line Repairs			40,000	2011
A&E 40K for sewers			10,000	2009
Sanitary Sewer System Replacement using ejector pump or replacement with gravity A&E for Sewer System			10,000	2008
HVAC & Electrical, Carpentry, and opening re sizing to meet CABO/BOCA codes			100,000	2010
Back Flow and Infrastructure repair			40,000	2008
Lighting repairs and new installations, consider contracts with utility co.			25,000	2008
Energy improvements – heating/ HVAC, stoves, boilers, PTAK			95,000	2009
Improve security			55,000	2008
Improve “504” accessibility, units and updates, visit-ability			40,000	2008
Page Sum			\$579,000	
Total estimated cost over next 5 years			Sum	\$1,259,000

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
IL06P011002	Beeler Terrace	10	20 % as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost \$	Planned Start Date (HA Fiscal Year)
Perimeter Fencing and Landscaping / Parking		149,364	2008
Phase I Perimeter Fencing		108,610	2011
Playground, Spray ground, and Ball Court repairs/ installation		15,300	2010
Laundry Facility for Complex		40,000	2010
Dumpster and Garbage Collection Access work/road and equipment		30,000	2011
Paving and Landscaping including Tree Trimming and Removal, Planting		50,000	2009
Directional Signage, Speed Bumps, Curbs and Gutters, Light Updating		15,000	2008
Clothesline poles and Washing Facilities		15,000	2009
504 Repairs for Egress		15,000	2010
Sewer and Waterline Repairs and Replacement, Back Flow Protection		10,000	2008
Asbestos and Lead Testing and Removal		10,000	2009
Parking Lot, Sidewalk, Street Repairs, Curbs and Gutters		10,000	2008
Exterior & Interior Repairs, Painting, Heating, Lighting, Electrical, HVAC		10,000	2009
Sewer Repairs in Development		10,000	2011
Contract Completion for ongoing work and new apartment repairs		10,000	2009
Exterior Repairs and tuckpointing, concrete work		10,000	2009
Develop 1470 / 1450 Contractor work to provide 317 Bradley basement repairs for HVAC, storage, office, wiring, repair windows and entry repairs & consider apartment/ dwelling usage		35,000	2008
Electrical, HVAC, Sewer work and apartment repairs including window sizing to meet CABO/ BOCA/ HUD codes		125,000	2008
Update more units for handicapped occupancy and access regs.		50,000	2008
Road and Street repairs including curbs gutters and infrastructure work		375,000	2008
Total estimated cost over next 5 years		Page Sum \$1,093,274	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011002	Beeler Terrace	10	20 % as of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost \$	Planned Start Date (HA Fiscal Year)
General repairs for buildings and units, i. e. electrical and BOCA, HUD code(s) repair to meet egress, alarms, and various other code requirements			45,000	2011
Storm Door Replacement			4,000	2010
HVAC, Plumbing, Carpeting, gas wire & heat 317 Bradley, Lower Level,			10,000	2010
Improve existing CO2 Detectors & Smoke Detectors, install new where needed			30,000	2009
Install clothesline poles			25,000	2010
Sewer work			73,500	2012
New Roofing			29,000	2008
Gas line repairs			45,000	2009
Cable TV distribution for site, consider satellite option, install if feasible			20,000	2008
New communication "pedestals" for buildings			6,000	2009
Fence repairs, signage			2,000	2008
PHAS repairs, Insurance suggested repairs, and landscaping			19,000	2010
Dumpster repair/replacement, relocation, access, and consider compactor facility option			25,000	2011
Locks, system upgrades for utilities & "1450 & 1470" areas, i.e. manholes, grates			10,000	2008
Improved security including additional patrols			20,000	2009
Heating repairs for efficiency, "make up" air reconfiguration in buildings			45,000	2010
Improve Security including cameras and police contracts			25,000	2009
200' sanitary and storm sewer to main at Seminary St., apt. "taps", effluent pumps, new drains, add HVAC options for alternate heating and a.c.			95,000	2011
504 visit -ability improvements, ramp repairs, improve access			20,000	2010
317 entry - rework/revise lower level entry for access, not limited to, redesign, cover, "cage" ramp area			5,000	2009
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines			50000	2009
Page Sum			\$603,500	
Total estimated cost over next 5 years			\$1,696,774	

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
IL06P011003	Fair Oaks (East)	16	9 % As of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Fencing along Fairchild, including Gate entries, repair other areas		\$107,781	2009
Locksets and door repairs, Kitchen and Appliance Updating		15,050	2008
Dumpster Pads and New Dumpsters		25,000	2009
Parking Lot and Sidewalk Repair, such as - not limited to - Pull outs in Development		45,000	2010
Unit Renovation by Outside Contractors and Force Account Labor (option)		33,000	2008
Paving of streets, reconstruction of streets, gutters, drainage, walks		50,000	2009
Landscaping including Tree Removal and trimming		25,000	2009
HVAC Work and Repairs, Site wide and Unit repairs		25,000	2010
Sewers, repairs to interior & exterior of units and buildings + infrastructure		25,000	2011
Plumbing, repairs to interior & exterior of grounds and buildings		25,000	2009
Directional Signage, speed bumps, curbs and gutters, light updating		15,000	2008
Contract with Illinois Power Co. for lighting and wood poles		15,000	2009
Electrical repairs in units to meet codes		15,000	2010
Boca egress repairs and, 504 repair for egress		15,000	2008
Exterior of Buildings repairs, roofs, brick, siding, doors, Windows, lighting		15,000	2009
Interior Building & Unit repairs & Replacement work to Code/HUD Regs		15,000	2008
Interior and Exterior FEC Update, HVAC, 504, Head Start Area(s) and 110 Electrical Supply and Distribution updating		15,000	2011
Metal Roof on Pavilion and Landscape Furniture		15,000	2009
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs		50,000	2011
Total estimated cost over next 5 years		\$ 545,831	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011003	Fair Oaks (East)	16	9 % As of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Storm Door Replacement			\$4,000	2010
Storm Sewer at 151 & 166 and other locations, cleaning of storm sewer			150,000	2009
Major Sewer line Repairs and replacement, sanitary and storm			410,000	2008-2011
A&E -Sewers, Site study, area survey, infrastructure			40,000	2009
Sewer System using ejector pump system or replacement with gravity sewer			10,000	2010
504 Improvements including ramps, apt. updates, visit-ability, ranges,			135,000	2011
Lighting repairs – interior of apts., site areas			40,000	2010
Electrical meter back replacement, incoming service work			15,000	2008
HVAC Improvements in apartments			120,000	2008
Security measures – police patrol contracts, cameras, etc.			55,000	2010
Background checks with appropriate agencies			10,000	2009
A & E assessments for energy programs, costs analysis, system revision			35,000	2008
Major water line vault repairs, equipment, mains, and supply lines to apartments			50,000	2009
Garbage systems of collection, trucks, and containers			125,000	2008
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines and install fire suppression equipment			100,000	2008
Page Sum			\$1,299,000	
Total estimated cost over next 5 years			\$1,844,831	

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

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Optional 5-Year Action Plan Tables		
Development Number	Development Name (or indicate PHA wide)	% Vacancies in Development
IL06P011004	Carver Park	0% As of 7-30-06 (Administration building & storage garage only remain following demolition of residences in 1996-1997)
Description of Needed Physical Improvements or Management Improvements		Estimated Cost
		Planned Start Date (HA Fiscal Year)
Exterior of remaining (vacant admin.) Buildings repairs: roofs, brick, siding, doors Windows, lighting		\$107,781
Interior Building & Unit repairs & Replacement work to Code/HUD Regs.		15,050
Interior and Exterior update, HVAC, 504, and 220/110 Electrical Supply and Distribution updating		25,000
Metal Building repairs,		45,000
Entry from streets improvement		33,000
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs, HVAC		50,000
Fencing along bordering streets & Williams, including Gate(d) entries		25,000
Locksets and door/lock repairs, Kitchen and Appliance Updating		45,000
BOCA egress repairs and, 504 repair for egress (if building used)		15,000
Recreational Facilities, Educational facility rehab and cabling		87,000
Parking Lot and Sidewalk Repair, Pull outs in Development		40,000
HVAC Work and Repairs, Site wide repairs		25,000
Sewers, repairs to interior & exterior of buildings + infrastructure		35,000
Plumbing, repairs to interior & exterior of grounds and buildings		30,000
Signage, speed bumps, curbs and gutters, light updating		5,000
Contract with Illinois Power Co. for lighting and wood poles		20,000
Electrical repairs to meet codes		10,000
Testing and Site Surveys – lands and buildings, survey, percolation tests, title examination, systems review & Consider HOPE VI, or other programs and build units (FEMA considerations), or, Develop area(s) for sale, certify and test, improve area(s) including-not limited to - asb., LBP abatement based on results, include A&E costs of development and monitoring		112,000
Lead and Asbestos abatement and testing		50,000
Closing costs and Advertisement for sale of property, or donate to acceptable group		1,000
Total estimated cost over next 5 years		\$ 775,831

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011004	Carver Park	0 (apartments demolished in 1996-1997)	0% As of 7-30-06 (Administration building & storage garage only remain following demolition of residences in 1996-1997)	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Demolition of all or part of remaining 2 buildings			40,000	2010
Demolition of sections of remaining 2 buildings			25,000	2008
Total estimated cost over next 5 years			\$ 840,831	

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

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011005	Churchill Towers, Madison Court and Carver Park	7	11.6 % as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Madison Court-Rehabilitation –phase in 10 Units, include community and boiler rooms		\$302,050	2009
Elevator Replacement and Repairs, Safety and Contract Improvements		125,000	2008
Range Hoods, Wall Cabinets, Churchill Tower (Phase I, of III)		35,770	2008
Exterior Entry Repairs, automatic door rework, lockset repairs		15,197	2009
Replacement and Repair of Boiler Heating, Vents, HVAC, incl. H2O heating		77,694	2008
Dumpster Replacement, Repairs, Safety and Contract Improvements		4,500	2011
Hall Ventilation, Lighting, and stair way repairs		1,250	2009
Second Handrail on Emergency Stairs, rework stair entry areas/hardware		64,588	2009
Paving and Landscaping including Tree Trim and/or Removal		5,000	2008
Hall, Stair, and Lobby Lighting		20,000	2010
New Roofings, Roof and Wall Work, Floor and TV & Elect. Cabling Repairs		30,000	2009
Parking Lot and Sidewalk Additions		60,000	2011
Parking Lot Repairs, Signage, Striping, Resurface and Sidewalks		25,000	2008
Patio and Egress Repair, Concrete Replacement and Railing		10,000	2009
Entry Call System Repair, Backup Generator, Electrical Repairs		70,000	2010
Metal Roof on Pavilion, Exterior Furniture, Playground, Spray Area		10,000	2008
Update Kitchen and General Interior		10,000	2008
Churchill Tower-rewire “in-house” system including boiler room		20,000	2009
Fitness equipment, hire instructors		10,000	2009
Page sum		\$896,049	
Total estimated cost over next 5 years		Continued	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011005	Churchill Towers, Madison Court and Carver Park	7	11.6 % as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Tuck point, and Painting, Brick and Concrete Repairs		\$10,000	2008
Community Room and apartments, A.C., consider A&E and PTAK		10,000	2010
HVAC and Back Flow Protection, Sewer Repairs, Water line Replacement		10,000	2008
Asbestos and Lead Testing and Removal		15,000	2009
Maintain 1470 work to Offices, Foyers, Community Areas, repair windows and Roofs		5,000	2011
Intercom Replacement, Lock system wiring		\$5,000	2010
Elevator Repair- High Rise		25,000	2009
1st Floor Replace 1st Floor Doors & Garage Doors		10,000	2009
Entry and Storm door replacement Using RTG or better		4,000	2008
Roofs on High rises		100,000	2009
Window A/C Units Replacements in 7th Season		10,000	2008
High Rise Locks & Madison Court		25,000	2008
High Rises-Replace Intercom and alarm contract and equipment		5,000	2010
Hallway Ceiling, Ventilation & Wall Repair		36,000	2011
Hall Ventilation and Egress Repair		10,000	2009
HVAC Completion, Floor/Roof Insulation, Boiler training and repairs		10,000	2009
Garbage compaction System, new toter, garbage truck		120,000	2010
Paving and Landscaping including Tree repair and Removal		15,000	2007
HVAC repair work and boiler training		5,000	2011
Lighting Improvements Interior and exterior including Emergency		20,000	2009
Hall Lighting Work, Back up Generator, Electrical Work		30,000	2008
Seal Garbage System, Rework System for Ventilation		5,000	2009
Alarm System Replacement and Repairs and range hood fire suppression		15,000	2008
Electrical repairs		10,000	2010
Page Sum		\$510,000	
Page Total estimated cost over next 5 years		continued	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011005	Churchill Towers, Madison Court and Carver Park	7	11.6 % as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Garbage Compaction System and installation		\$30,000	2008
Madison Ct. –door/window, roof repairs 10 units –Phase 1		150,000	2008
Churchill Tower wiring- revise panels, switchgear, and cable		40,000	2008
Cable TV - revise existing systems and cabling, consider alternate systems		15,000	2009
Utility allowances study for energy conservation		4,500	2008
Carver Park and other developments, land survey and boundary study, quantify acreage, replace pins, flood plain limit markers, utility study		12,000	2010
Revise developments for traffic flow and green space/ and Density, incl. consultant expenses for HOPE programs		14,588	2009
A&E study Develop utility savings strategy		5,000	2009
Develop remaining site for additional housing and street access		20,000	2009
Rework egress, hallways, providing, i.e. ventilated smoking area		30,000	2011
Install centralized or separated heating/cooling		60,000	2011
Hire consultants for new HUD program application		25,000	2008
Replace the plumbing and water supply systems		10,000	2008
Initialize 2 nd Elevator installation, for additional shaft and car		70,000	2009
Replace existing elevator reusing former shaft		50,000	2011
504 units- general updates and new ranges with self cleaning option, TDD		50,000	2008
Boiler room –Repair HVAC, Plumbing repairs, venting gas lines, new registers, drain work, water supply to building and units, Electrical supplies		25,000	2009
Madison Court – Access by new garbage truck – utility changes		\$45,000	2009
New Pumps - Circulation of boiler water, new thermostats on floors		\$25,000	2009
New Construction of units on site, A&E feasibility study,		\$10,000	2008
A&E assessments for utility conservation programs, i.e. not limited to window replacement, A&E for repair work and general improvement		\$30,000	2008
Seal, Caulk, Tuckpoint, and consider ventilation for mold reduction		\$45,000	2009
		\$20,000	2010
Page Sum		\$786,088	
Development sum		\$2,192,137	

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

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011006	Mer Che Manor	19	19% As of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Replacement and Water Heater Repair and Replacement -HVAC		\$35,000	2009
Hallway Ceiling, Ventilation, & Wall Repair interior and exterior/tuckpoint		36,310	2008
Hallway Windows and Building/Apartment Window Replacement		42,606	2008
Office and Building roofing replacement, Gutters and/or Roof Repairs		36,770	2009
Range Hoods and Cabinets Repairs, Kitchen Range Lights		92,481	2010
Rework various entries to first floor for egress, Laundry Repairs		35,000	2008
Parking Lot and Southwest Parking Lot of Building and Sidewalk		6,000	2009
Overhead Door 9x7 in Maintenance Area, rework maintenance area		6,000	2011
(2) Elevator Replacement and/or Repairs, Safety and Contract Improvements		93,561	2008
Intercom Repairs and Cable Television Repairs (Review Satellite options)		8,000	2009
Deadbolt Locks, Accessible Route repairs, Door repairs		15,300	2010
Paving and Landscaping including Tree work and/or Removal		50,000	2010
HVAC and Back Flow Protection		19,000	2010
Lighting Improvements Interior and exterior including Emergency		10,000	2008
Hall Lighting Work, Back up Generator, Electrical Work		10,000	2008
Seal Garbage System, Rework System for Ventilation		10,000	2010
Alarm System Replacement and Repair		10,000	2009
Garbage compaction system		10,000	2010
Seal, Caulk, Tuckpoint, and consider ventilation and mold reduction procedures – analyze - remove mold if located		30,000	2008
Page Sum		556,028	
Total estimated cost over next 5 years		Continued	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011006	Mer Che Manor	19	19% As of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Hall and Floor Ventilation			\$10,000	2009
Laundry Facility Replacement and Repair			10,000	2008
Mower, Snow Blower, Maintenance and Recreation Room Equipment			10,000	2009
Update units, Kitchen, Bath, Fixtures, Appliances and A.C., electrical, H2O			10,000	2008
Maintain 1470 work to Offices, Foyers, Community Areas, Repair Windows and Roof, Wall weep hole- rep. & repl.			5,000	2008
MerChe Garbage System, new truck, dumpster system, repair/clean chute			\$135,000	2009
Intercom Replacement, Service contract			5,000	2008
Elevator Repair-2 High Rises			25,000	2008
1st Floor Replace 1st Floor Doors & Garage Doors			10,000	2009
Mer Che Boiler			50,000	2008
Mer Che Fence Around A/C			10,000	2008
Roofs on High Rises			100,000	2008
Window A/C Units Replacements in 6th Season			10,000	2011
High Rise Locks, & Madison Court			25,000	2009
Appliances 20" ranges for Updating			10,000	2008
Garbage System-Conveyer/Compactor/Dumpster/Chute repairs			10,000	2010
Boiler System -2 M BTU			50,000	2009
High Rises-Replace Intercoms, alarm service, multi-year consistent service contracts			5,000	2009
Mowers/service/ Contracts			10,000	2008
Pest Control/ service and treatment, multi year contract			5,000	2011
Appliances, repairs, updating			25,000	2010
Study and replace heating &AC using "through wall" HVAC – PTAK opt.			150,000	2009
Page Sum			\$680,000	
Total estimated cost over next 5 years			Continued	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011006	Mer Che Manor	19	19% As of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Piping repairs – HVAC, Supplies for Water, Heating, Electrical, Venting			\$10,000	2010
Administration of the housing authority			10,000	2008
Backflow relief venting to storm sewer(s)			10,000	2009
Security and Life Safety equipment – such as, not limited to, sprinkler System, diffibulator, key card entry system			10,000	2008
Assisted Living for residences			5,000	2011
Sewer repairs, Plumbing updating water miser toilets, faucets, shower heads			\$25,000	2006-2009
New water lines, alternative lines for supply during construction, and rework water line and drain lines near their entrance			36,000	2009
HVAC- boiler room and building/apartments incl. Venting of gas lines, replacing thermostats, ventilation on floors, central AC, valve repairs			125,000	2008
TDD and other 504 improvements to meet current ADA regs.			20,000	2009
Self cleaning ovens for ADA units, revise units for current standards			242,000	2009
A & E for feasibility studies, utility study, new programs, & bond finance projects			25,000	2008
Electrical and TV cabling – replace apartment panels, building and unit wiring & devices			125,000	2009
Boiler equipment, potable water supply changes - Pump replacement, reserve pumps, portable generator, general plumbing for new water lines			200,000	2009
Build new housing on site, A&E and construction, considering alternative medium care facilities			3,000,000	2009
Parking facility upgrade, new and/or additional			100,000	2009
Site and building Lighting, interior and exterior			\$30,000	2009
Fitness equipment, hire instructors			10,000	2010
Lock system and entry updating including-not limited to - 504			85,000	2010
Bathroom, Kitchen, updating including appliances and cabling			50,000	2008
Safety kits, gear, for employees and residents (BBP, emergency, etc.)			5,000	2008
Egress changes for accessible route and entry doors			5,000	2009
Page Sum			4,128,000	
Total estimated cost over next 5 years			\$5,364,028	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06P011007	Fair Oaks (East)	5	6.0 % As of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Maintenance Shed Area, Fencing and Gate Work in Development			\$229,259	2007
Locksets			25,000	2008
Dumpsters Replacement, Repairs, Pads, Enclosure and Additions for new			25,000	2008
Repair Fire Walls in Unit			25,000	2007
Tennis Court and Basketball Court Repairs, add site playground			36,209	2009
Parking Lot and Sidewalk Repairs			45,000	2009
Unit Renovations by Outside Contractors and/or Force Account Labor			33,000	2008
Paving and Landscaping including Tree Repairs and Removal			50,000	2009
HVAC Work-Sewer repairs and replacement in Units, Site, Crawlspace and outside the unit			10,000	2010
HVAC Equipment and installation contract			415,000	2008
Site Furniture and Lighting			30,000	2009
Directional Signage, Speed Bumps, Curbs and Gutters, Lighting Updates			15,000	2008
Exterior of Building Repairs, Roofs, Gutters, Brick, Siding, Doors, Lighting			15,000	2007
504 Repairs to Egress, improve site address identification,			45,000	
Install energy efficient lighting in units and site			33,000	2007
Improve site entry pads, sidewalks, pavement			50,000	
Contract with Illinois Power Company for Lighting, 110 Distribution updating			15,000	2009
Interior Building and Units Repairs and Replacement work to Code/HUD regulations			\$20,000	2009
TDD and 504 repairs to units and access			\$320,000	2008
Install gym to administration facility from original administration planning in 1999			\$200,000	2009
Resident programs, insurance, & equipment purchases for tenant programs			\$35,000	2010
Page Sum			1,671,468	
Total estimated cost over next 5 years			Continued	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011007	Fair Oaks (East)	5	6.0 % As of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Repairs - Patio and Porches, Fence Yards and Replace Storm Sewer Covers		\$45,000	2009
Concrete Pull outs on Street where driving on grass is a problem		30,000	2007
Administration Building Rework Building to better serve Residents		15,000	2008
Maintain 1470 areas: Offices, Foyers, Maint., Windows, Grounds & Roofs		35,000	2009
Repairs to Community Meeting Center and Maintenance Area		15,000	2008
Storm Door Replacement, Entry door replacement		\$114,000	2009
Storm Sewer at 151 & 166, and other site areas, cleaning and repairs		150,000	2008
A&E- sewers, replacement, work feasibility, utility study, financing study		400,000	2007
Sewer System using ejector pump system replacement with gravity		10,000	2009
Sewer replacement and financing costs		425,000	2010
Rewire – Site, Building, apartments wiring		\$625,000	2007
Street replacement with curbs and gutters		\$1,500,000	2008
Replace roofing		\$250,000	2009
Waterline replacement – site and buildings including shut off valves, meters		\$120,000	2008
Dumpster system and Garbage truck – site repair phase		\$135,000	2007
Boiler repairs considering PTAK self contained units, GFA, and AC		425,000	2008
Gas line repairs on site		\$625,000	2009
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines		\$100,000	2011
PHAS Inspection repairs from any “defects” or “hazards” discussed during the annual inspections, such as but not limited to electrical updating, egress and new smoke detection		\$129,000	2007
Rework alarm systems in apartments – consider tamper free device		\$15,000	2008
CO detection alarm installation and equipment purchasing		\$20,000	2011
HVAC/PTAC for apartments, FEC		\$150,000	2009
Page Sum		5,333,000	
Total estimated cost over next 5 years		\$7,004,468	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (1 was involved in the adjustment).

(2007 application 5-year tables for capital fund)

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

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * vacant as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovation of Units including material by Outside Contractors to improve turnover time and vacancy rate		\$100,000	2009
Renovation of Units including materials by Force Account Labor to improve turnover time and vacancy rate,		60,000	2008
Landscaping and tractor with attachments for work in maintenance and resident areas		65,000	2008
Maintenance Equipment (Mowers, BobCat, Back Hoe, etc.) and Shelters		60,000	2008
Stove and Refrigerator Purchase, Replacement, AC Improvements		30,000	2009
Computer Hardware, Software Upgrades, Cabling, devices incl. digital photo equipment & Peripherals-		30,000	2008
Network/System for Administration & MIS Department Training		20,000	2009
Staff, Board and Resident Training		15,000	2010
Training for Employees and Management		15,000	2008
Advertising and Marketing		10,000	2009
Advertising and Marketing Units		12,000	2011
Unit Turnaround		10,000	2008
504 Repairs including TDD Machines, Smoke Alarms, Egress Work		10,000	2010
Security Items-Fencing, Curbs, Lighting, Surveillance Equipment, Police Patrols, Gates, Jersey		5,000	2011
Blocks/Pins, Monitoring Equipment		10,000	2010
Security Patrols using DPD or registered firms		5,000	2009
Security checks by appropriate agency		100,000	2009
Elevator repair/ change, or, install new including shaft(s) and structure		150,000	2008-2010
Roof repairs and replacement, including guttering repair, remove, or replace		95,000	2010
Improve water distribution systems incl. & not limited to - Water Vaults, meters, HVAC, including A & E		25,000	2012
2008-2010 app Residential support team used during construction on/in buildings, incl. relocation teams		15,000	2008
Page sum		\$842,000	
Total estimated cost over next 5 years		Continued	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * vacant as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Repairs to Building & Unit Exteriors, Interiors & Infrastructure to meet code requirements and generally update/replace systems to current standards		\$110,000	2009
Consolidate Alarm Systems, Consolidate Phone System and Radio Systems, rework high rise remote entry "buzz-in" system(s)		35,000	2009
New and Updated Playgrounds and Equipment		25,000	2011
Laundry/Washing Facilities in individual units, or high rises incl. Dryer vents		25,000	2008
General Laundry/Washing Facilities		10,000	2008
Kitchen, Hall & Stairway Lighting including Interior, Exterior & Emergency		25,000	2011
Public Service Equipment and Cabling, Alarms, Call Systems, Cable, Satellite Options, Phones, Electrical, etc.		15,000	2012
Phones, Cable, HVAC, Electrical		12,000	2009
General Lighting/Electrical Updating		10,000	2009
Fire Extinguisher Updates		10,000	2011
Operation of Housing Authority using 1406		10,000	2012
Exterior "Furniture", Lighting & Playgrounds in/around Developments		10,000	2009
Upgrade existing playgrounds, ball field, courts, meeting areas or add new		30,000	2008
Stoves & Refrigerators, consider self cleaning and microwave options		10,000	2011
Phone/TV cable replacement		25,000	2010
Boiler & HVAC heating repair work to repair or revise heating systems		95,000	2012
Arborist, landscape consultant, review sites, employ architect or consultant, install new vegetation exploring types that do not require cutting and maintenance		80,000	2009
Roads in developments - Rework various roads, install new maintainable surfacing, not limited to road pack or asphalt and widening		330,000	2008
Emergency Management equipment - i.e. - communications, generators, saws, lighting, mechanical equipment, i.e. not limited to- programmable signs in lobby/units to announce, i.e. "alarm testing today"		25,000	2010
Fitness instruction, counselors, training, programs, and equipment		35,000	2008
Page sum		927,000	
Total estimated cost over next 5 years		Continued	

* The Percentage of occupied/vacant units was adjusted for Non – Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	PHA-Wide	59	11 % * vacant as of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Pest Control			\$10,000	2008
Bat Control			10,000	2009
Update Equipment and Safety Alarms, Phone, Internet, Boilers, Furnaces			10,000	2011
A & E as needed for design and System analysis or drafting plans			10,000	2012
UPCS Inspection Contract-Unit & Grounds; Purchase Hard and Software Sidewalk and Pavement,			10,000	2010
Porch Stoop repairs			10,000	2009
AC, Central and Window Updates in Units and Buildings			10,000	2008
Window and Wall Repairs, Cabinets, Screens, Doors, Floors, Sinks, Faucets, Tubs - Showers			10,000	2011
AC, Central and Window Updates in Units and Buildings				
Interior and Exterior HVAC work for Units and Buildings, & Back Flow Protection			10,000	2012
Roofing, Gutters, Down Spouts, Ventilation, Chimneys, Fascia			10,000	2008
Inspection Equipment and devices, hard-and software, considering purchase of Hand Held devices, update estimating manuals and information			10,000	2009
Lighting, Power Generation Equipment, Power Conditioning Equipment			10,000	2012
Software, Hardware, and technology dept. equipment updating considering additional personnel and/or consultants, links to high schools & local colleges for assessments			10,000	2009
Structural review by consultants			10,000	2008
Weather warning systems for sites and buildings, considering programmable signs			10,000	2010
Attachments for existing or new maintenance equipment – tractor, tiller, planter, fertilizer, spreader			25,000	2009
Drug reduction activities including resident programs and PHDEP programs			10,000	2010
Communication equipment including photography capability with cell phones/walkie-talkie options			25,000	2011
Emergency Shelters for displaced persons due to emergency matters			15,000	2008
Tuckpointing, flashing, and caulk- update mortar/ brick buildings including “weep hole” repairs- Analyze/repair wall materials & moisture related problems – repair walls and windows			30,000	2008
Page sum			\$255,000	
Total estimated cost over next 5 years			Continued	

* The Percentage of occupied/vacant units was adjusted for Non – Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA Wide	PHA Wide	59 vacant as of 7-31-06	11 % * vacant as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Federally required updates, Asbestos, Lead, Accessibility, Sect504, & Sect 3		\$265,000	2010
EPA Codes & requirements in need of improvement		150,000	2009
Update, Improve, and/or expand Housing Authority Pavilion, and Build Shelters, make repairs including existing roof		50,000	2008
Update Locking Systems on Buildings and Units, including doors, gates, or grates			
Update Heating, Cooling, Garbage, Cleaning Systems		20,000	2009
Expand Head Start, Update Equipment and Egress		10,000	2009
Training Center construction and Equipment installation for building trades and maintenance of Housing Authority		10,000	2010
Update FEC and Generally Update Equipment and Egress, Computer Lab in various sites		10,000	2009
Update Living Units, Interior and Exterior including Buildings		10,000	2008
Inventory/Purchasing Controls and Methods, Purchasing and Inventory Hardware/Software		10,000	2009
Update Snow Removal, Lift Equipment, Mowing and Lawn Equipment		10,000	2009
Resurface Streets and Design/Build Curbs, Gutters, Drains and Storm		10,000	2009
Sewer & Supply Installation, Locate/Repair undersized Pipe and Back Flow Protection, and Fence and Gate Installation		10,000	2008
Survey by Outside A&E Consultants on quality and Energy Savings		10,000	2012
Hire professionals with expertise for various DHA or HUD requirements and processes incl. not limited to: Asset Management, Vouchers, Certificates, Staff/ Departments/Service, Lending, Financial Instrument or DHA property Appraisals, Opinions, Audits, Financial, Service(s), Resident Programs, Training in various programs or areas, Intake procedures, rent up, i.e. NAHRO		10,000	2008
Supply payments throughout new loan term, explore new financing, possibly energy performance contracting		128,000	2008-2011 (est.)
Page sum		\$713,000	
Total estimated cost over next 5 years		Continued	

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Optional 5-Year Action Plan Tables				
Development Number	Development Name(or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA Wide	PHA Wide	59	11% as of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Force Account Repair of Apartment Units, Buildings, and grounds			\$25,000	2009
Join or Start Community Wide Education Programs in Computers, various education programs			\$20,000	2008
Relocate Residents for Modernization Work/ incidental issue			15,000	2008
Infrastructure Repair including HVAC, mechanical, and/or Electrical			10,000	2009
Seal Attics and Crawlspace, review & repair as needed adjoining/party walls in buildings, windows			15,000	2011
HUD, Local Code, Section 8 and Zoning Work			10,000	2008
Gutter, Down Spout, Tree Trim, Tree Planting, Lighting, Landscape			10,000	2009
Appraisal of Buildings, Surveys & other related costs including Market Fees			10,000	2009
Roof Replacement, Repair and Installation			10,000	2009
Updating for Alarms, Elevators, Cars, Equipment and Inspections			10,000	2008
Update Administration areas of Housing Authority			10,000	2009
Acquisition and merger costs of properties for the Housing Authority			10,000	2011
Water and Sewer Upgrades, Replacements, Repairs			10,000	2008
Kitchen, Bath and Living Area Repairs			9,000	2010
Paving and Landscaping including Tree Trimming, Repair and Removal			5,000	2012
Concrete pavement repairs			5,000	2011
A&E reviews for upcoming work not limited to sewers (storm and sanitary), alternative energy sources			1,000	2008
Pavilion Roof			5,000	2009
Administrative Bld. Roof and repairs as needed			20,000	2008
Gutters & Shoes, demolition and/or reinstallation			10,000	2009
A/C central type & installation of HVAC, repair of existing units			145,000	2008
Security Screens on Units			10,000	2007
Tuck Point			45,000	2010
Repair Windows, replace Fogged Units or leaking units			25,000	2008
Major Street Repairs & replacement, Rework Infrastructure & Walks			10,000	2010
Page sum			\$455,000	
Total estimated cost over next 5 years			Continued	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11% as of 7-31-06
	Elevator Replacement & Updates including Hydraulic Cylinder Sleeves for EPA Regulations		\$70,000
	Revise Housing Authority to meet PHAS Requirements and Standards		65,000
	Purchase new Bob Cat, Bucket Truck, Pick-up Truck, Mowers, 4x4 Gator		50,000
	Repair or replacement– HVAC, Waterline, Sewer, Electrical, Cable, fixtures		43,000
	Demolition costs including Planning, Consulting and Contracting		30,000
	Improve & Expand Resident Programs, i.e., Computer Purchase and Installation, Computer for Kids		20,000
	Resident Programs Installation, Software, Cabling, and Peripherals		
	Security Screens & Window Replacement		300,000
	Update and/or expand services provided to operate the Housing Authority-Consolidation or		15,000
	Modification of present systems to improve a variety and array of service, Quantity-Alarms, Phones,		10,000
	Radio, Cable		
	Maintenance Equipment Repair-Service and Maintenance Equipment and Auto Units, Mowers,		
	Trucks for Repair and Restoration (and not limited to these examples)		10,000
	Sewer Clean Out and Equipment and Attachments		
	Signage for streets, Developments, Streets, Apartment numbers		10,000
	Maintenance Equipment Purchasing, Updating and/or Repairing		20,000
	Copy Machine		1200
	Mowers - + equipment for maintenance, i.e., not limited to gators, 4-w.d. vehicles, garbage truck, lawn		
	sweeping equipment		10,000
	Establish MIS Department		10,000
	Hardware for MIS Mainframe + Software		1,000
	Backflow Protection for all sites		20,000
	Page sum		\$685,200
	Total estimated cost over next 5 years		Continued

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11% as of 7-31-06
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Range Hoods and Cabinets for Kitchen and Bath Replacement			\$45,000
Cable versus Satellite TV Survey, Units, Buildings & Installation if Feasible			10,000
HUD Program review Update of Housing Authority Service and Programs to meet Objectives			5,000
Utility Study, Conservation Methods –all utilities, savings, preparation for HUD program(s)			
Test and Abate suspect Asbestos and Lead Paint Surfaces, purchase various equipment if "in-house", including equipment and software + training			5,000
Not-for-Profit (NFP) Partnering Program start up costs, Seed Funds for Housing Programs, Entrepreneurship, Resident Initiatives or Revolving Loan Fund start up			5,000
Contract for Inspection Services			15,000
XRF Maintenance of Unit, Purchase and Update of Analyzer Software and/or Hardware			18,000
Digital Photo Equipment, Video/Camera Equipment for Inspections/Sewer			5,000
Copy aged "as built" plans at DHA sites, purchase computer hardware and software to provide CAD review and capability			5,000
Copy Plans of Housing Authority			10,000
Hardware – Various department tools - from computerized office equipment to maintenance equipm't			25,000
Alarm Testing, replacement, adding new alarm systems, i.e. HVAC, flood/back up, notification devices			400,000
TDD-TTY, fax machine, fire safety equipment for detection			1,000
Smoke Detector replacement and cabling			10,000
Alarm Consolidation-FEC, High Rises, Admin, CP, Family Sites			10,000
Hire Design Energy Efficiency Consultant			10,000
Dumpster Lids, New units and develop new compactor system in high rises			\$5,400
New Garbage Dumpster System vs. New Toter System – study and develop/purchase if feasible			\$9,000
LBP and asbestos analysis and abatement			1,342
Page sum			\$599,742
Total estimated cost over next 5 years			Continued

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Parking Lots		10,000	2010
Smoke Alarm updating & replacement		10,000	2008
Sidewalk work to meet PHAS requirements		10,000	2009
Develop lighting in appliances and update appliances furnished in apartments		10,000	2009
Roads, parking, curbs, gutters		10,000	2010
Sprinkler Systems		10,000	2010
Existing Dumpsters Replaced		10,000	2009
Garbage Hauling Contract		10,000	2009
Garbage System (s) for developments, high rise compactor systems,		10,000	2012
Barricades for traffic Control, install traffic signals as another option		10,000	2009
Relocation – permanent and temporary		1,000	2010
Finish Apartment Renovation(s)		10,000	2009
Alarms to a single consolidated service company and call stations to use one company- plus update or install new alarm equipment		10,000	2010
Correct Storm Sewers		10,000	2012
Convert units for handicapped access		10,000	2009
Phase termite treatment to all sites		10,000	2011
Rework sewers & dig to install		10,000	2010
Resurfacing Parking Lots & Roads		10,000	2010
Complete A&E Contracts, establish new contracts to prioritize repairs		10,000	2012
Develop Community Service Projects and staff, including resident programs		10,000	2008
Vehicles, Mowers & Transportation needs for maintenance & HA Operation			
 Including garbage truck(s) and pick-up trucks		10,000	2009
Technical Salaries for MIS department, equipment, and Development		40,000	2009
Water Heating & Boiler Improvements		10,000	2010
Page sum		251,000	
Total estimated cost over next 5 years		Continued	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
A& E Contracts to improve the housing authority			20,000
Water Vault repairs & water line repairs in developments			85,000
Electrical updating in developments, building service and apartment wiring			50,000
Training for all employees and Board members			20,000
Hire A &E personnel for HOPE VI planning and grant publication			25,000
Boring for new sewers, (storm and sanitary)			10,000
Rework high rise 1st floors entry egress, and to improve heating			20,000
Widen roads and entry radius areas			10,000
Window and door correction			10,000
Revise developments for traffic flow and green space/ and Density, incl. consultant expenses for HOPE programs			20,000
Contract for backflow valve testing plus other annual inspections required by utility companies			10,000
Sprinkler systems through out buildings			10,000
Roofing/parapet repairs or replacement, update buildings for central garbage chute(s)			20,000
Purchase trucks for maintenance, pick-up units, garbage truck, lift truck			10,000
Elevator Car Replacement and provide elevator repairs, or replacement units including shafts and locations to meet new codes			70,000
Repair/revise location/ or install rooftop heating/cooling equipment including through-the-wall- units (in phases) for all buildings, and / or apartments			120,000
Administration building wiring- separate and mark circuits			5,000
Page sum			515,000
Total estimated cost over next 5 years			Continued

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Roof and sidewalls - MerChe Manor – tuck point, replace flashing, roof			20,000
327 units - New Meter backs			85,000
Drain for back flow to Storm Sewer, Correct Sewers, replace grates			50,000
Playground in Beeler Terrace			20,000
Grease Trap / Ejectors in FO			25,000
Replace Storm Doors in family units - use similar units for inventory control			10,000
Boiler repairs in high rises, or individual units in apartments			20,000
Concrete Repairs			10,000
Roof repairs, repair walls, review issues if mold and repair if necessary			10,000
Move Backflow valves or vent Backflows to interior to avoid freezing			20,000
Site vacuums – glass & waste paper pick up machine			10,000
Phone repairs from DOS format to current system			10,000
Sewer work phases – 1, 2 & 3, including Monitoring expenses			20,000
Alarm system for FEC, Consolidate alarms & cable			10,000
Alarm systems - replace horns & cabling on floors			70,000
Mail “KIOSK” - all sites, exterior and interior- as needed			20,000
Resource for the lead test “ANALYZER”			4,000
Page sum			414,000
Total estimated cost over next 5 years			Continued

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Add and/or replace air conditioning		15,000	2008
Training continuation for LBP & Asbestos, PH/S8, staff safety, general tng.		20,000	2010
TV cable systems in all buildings		85,000	2008
Maintenance tools & Equipment, mowers to trucks		50,000	2007
Playground surfacing & repairs. Installation		20,000	2007
Fence Repairs for PHAS, consider new for sites		25,000	2009
Wiring repairs at Churchill		10,000	2009
Smoking areas in high rise		20,000	2009
Auto Shelters in developments		10,000	2008
Elevator replacement		10,000	2009
Lock out system for gas lines to units		20,000	2007
Yard Barns for various sites for equipment storage		10,000	2009
Phone systems repair & replacement		10,000	
Garbage – repairs to dumpsters, new systems, compactors, dump mechanisms and vehicles to haul the refuse		10,000	2008
Study-Map utilities and underground locations for phased replacement		70,000	2007
Paving and Landscaping- including Tree repair and Removal		20,000	2008
HVAC and Back Flow Protection		10,000	2007
Review/ study egress and smoke partitions and openings in buildings making any necessary repairs		15,000	
Improve, or Purchase New Maintenance vehicles, and equipment, and building(s) including a Storage facility - sewage/tanker, water tanker, pumping equipment or truck, portable toilets, jetter, eel, dump truck, grader, back hoe, bucket truck, force account, tools, various equipment for testing, digital equipment for photography, software, new computer hardware, scopes for elevations, laser equipment, site vacuum, Work Truck(s) 2-wheel or 4- wheel drive, GPS tracking systems, Communication equipment, PDA, computerized and wireless work order system, Boiler room transmission equipment, new alarm equipment and hardware.		110,000	2009
Page sum		540,000	
Total estimated cost over next 5 years		Continued	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting Improvements -Interior and exterior including Emergency type		20,000	2008
Hall Lighting Work, Back up Generator, Electrical Work		85,000	2009
Provide Garbage System(s), Vehicles, and large/small Containers		50,000	2008
Rework Building Systems for Ventilation		20,000	2007
Alarm System Replacement and Repair		25,000	2007
Garbage compaction system, dumpster repairs and		10,000	2009
Computer Information Office/ Department, Director and Assist. Tech.		20,000	2009
Fencing repairs to new condition		10,000	2009
Drain Backflow valves to storm sewer		10,000	2008
Re – key Housing Authority buildings and units		20,000	2009
Rework water lines and revise meter pit locations		10,000	2007
Rework gas lines entering property, buildings and apartments		10,000	2009
New communication “pedestals” for buildings		20,000	2006
Fence repairs in developments		10,000	2008
Signage for developments		1,000	2007
PHAS repairs, Insurance suggested repairs, and landscaping		70,000	2009
Dumpster repair/replacement, relocation, access, and consider compactor facility option – garbage truck purchase and/or contract with private hauler		160,000	2007
Lock systems for utilities and “1450 & 1470” areas, i.e. manholes, grates		5,000	2007
Improve security		10,000	2008
Improvement of Pavement –Porch Stoops, streets, sidewalks, curbs, gutters		500,000	2005
Debt Service for Improvements, i. e. , not limited to, bonds, public, or private, financing, etc.		171,915 per yr.	2009-2012 est.
Management Assessment -DHA – as required for borrowing or HUD Programs and include Fairness Opinion		\$25,000	2006, 2007
Audits – for Modernization Department or DHA – investment grade quality for HUD programs including-not limited to, staff, energy, buildings & HUD programs		\$25,000	2008
Page sum		\$1,287,915	
Total estimated cost over next 5 years		Continued	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Communication system - exterior signs, video, on-line messages, phone announcement, Intercom system, and multi-year maintenance contract		20,000	2008
Land survey and boundary study, quantify acreage, replace pins, flood plain limit markers, utility study, option to split sites for individual use		85,000	2010
Building wiring- replacement and updating, includes cable TV complete		50,000	2008
Repairs to apartments and buildings on an ongoing maintenance basis		20,000	2007
Phone system repairs and replacement including areas such as :1470, 1460, and 1450		25,000	2007
Administrative equipment including phones, computers, id, photography, etc.		10,000	
Security Equipment, Medical Equipment for high rises		20,000	2009
Assisted living for tenants-contracts to enhance occupancy		10,000	2008
Meter Bank replacement for outdated "glass meter backs"		10,000	2009
Environmental testing and training - Mold, Lead, Asbestos, review, and repairs, continued training for staff		20,000	2008 2009
Phone repairs to remove "DOS" formatting and replace		10,000	
Sewer work, replacement, and A/E		100,000	2007
Playground surfacing, repairs and installation		20,000	2008
Storm Door replacement, unit addresses, street signage		10,000	2009
Sub-meter for water utility, expansion tanks, manhole repairs, landscaping		1,000	2008
HOPE VI planning, Capital Fund employee training in all facets		70,000	2011
Advertising and Marketing – Multiple year contracts		20,000	2008
<u>Backlogged items from existing budgets</u> – i.e. ventilation in hallways, insulation, kitchen cabinet upgrading, maintenance vehicles, GPS tracking, back flow protectors, brick work and tuckpointing, boiler repairs, alarm consolidation, new computers/equipment/technicians, communications systems, playground equipment and sites for recreation, A&E, storm sewer replacement, sanitary sewer replacement, manhole replacement, cable repairs for phone and cable, consider wireless		500,000	2007
Page sum		1,001,000	
Total estimated cost over next 5 years		Continued	

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler room gas line venting to atmosphere			\$25,000	2007
TDD and other communication devices in developments			5,000	2008
Tornado warning systems, improve emergency lighting			15,000	2009
Self cleaning ovens, built- in microwave in kitchens			10,000	2008
Install assisted care units, A&E and Contractor Phases			10,000	2010
Revise 504 disability apartments- new standards, build new units, ie ramps			100,000	2008
Rewire meters, install new meter "backs" and "blocks"			100,000	2009
Replace Water lines in developments and buildings 4", 3", 2" 1", etc			36,000	2009
Drain line repairs – backflow protectors, storm sewers, soil pipe, roof drains			10,000	2009
Landscape revisions for more parking, less mowing			10,000	2008
A & E assessments energy contracting, lenders, buildings/grounds, fairness, staff			10,000	2009
Debt Service for new borrowing on large and small scale- bonds, local bank loans			180,000 est	2009 - 2011
Parking Lot repairs – fill cracks-rework surfaces			10,000	2011
1406 share increase for security, purchase hard cost items- cameras, vests			9,000	2010
Resident Programs, Computer hdwr/softwr., Educ. programs, i.e. homeowner, repair(s), budgeting			5,000	2007
New devices and other cabling, as required, i.e. CO2 detectors, for new codes			5,000	2009
A&E- mold, + various other HUD programs feasibility studies – incl. Bonds			25,000	2008
Appliances – including AC, PTAK, water heating, self cleaning ranges			320,000	2009
Road Pack options for driving surfaces			95,000	2009
A&E water lines to install new system(s)-start new from vaults to buildings			110,000	2009
Alarm reconfiguration, equipment and consolidation			10,000	2008
Security and Lighting			100,000	2007
Consultant fees for new Fairness opinion, management review, private housing consultant, energy contracting required reports, energy audit, appraisal of lands, facilities, and equipment, and the sites			25,000	2008
Energy Efficient improvements - lighting fixtures and/or appliances, boilers, AC covers			20,000	2008
Garbage chute repair and replace			15,000	2009
Non Smoking areas and exhaust system			10,000	2009
Resident programs and training to complete work			25,000	2009
Development lighting, parking lot repairs/reconfiguration, egress, landscaping, and roadwork			100,000	2008
Site work - Termite prevention, fence around dumpsters, new dumpsters and access			10,000	2007
Tractor, site cleaning equipment, sewer vacuum,			50,000	2008
New Phone systems			5,000	2007

Page sum		1,460,000	
Total estimated cost over next 5 years		\$9,945,857	
Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	PHA-Wide	59	11 % * as of 7-31-06
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Energy saving repairs for HVAC, not limited to geo – thermal heating and cooling, vehicles & alt. fuel		25,000	2010
Tankless water heating planning and development		320,000	2007
Tandem vehicles for maintenance department		95,000	2009
Develop non smoking areas, and install general fire suppression equipment at cooking areas/range hoods, and other ventilation areas		110,000	2008
Build new Sheds for equipment storage		10,000	2009
Provide new trailers to move equipment		100,000	2009
Update doors, and provide egress and hall way improvements		25,000	2009
New shut off equipment for plumbing		20,000	2008
Replace Gutter systems and strengthen downspouts in developments		15,000	2007
Improve ventilation including HVAC		10,000	2008
New security equipment, monitoring, and cabling in buildings and developments		25,000	2009
Relocation - planning, A&E Coordinator, to vacate buildings for major updating		30,000	2007
Domestic Violence administrator and planning to establish goals, objectives, policies, or programs that enable the DHA to serve the needs of child and adult victims of domestic violence		40,000	2009
Lock and Door installations		50,000	2009
Update all laundry facilities		5,000	2009
Page sum		880,000	
Total estimated cost over next 5 years		\$10,825,857	

* The Percentage of occupied/vacant units was adjusted for Non – Dwelling Units (11 were involved in the adjustment).

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: Carver Park and Carver Park Addition 1b. Development (project) number: IL06P011004 and IL06P011005a
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 03/31/06
5. Number of units affected:
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development - Project IL06P011005 – site “a” only <input checked="" type="checkbox"/> Total development – Project IL06P011004 – 100%
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/05 b. Projected end date of activity: 03/31/07

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.)

See attached Voluntary Conversion Assessment – Attachment (il011b02)

2. Activity Description

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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 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? 08/29/03

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)
GED	Open	Other	Development/PHA	Both
Drug Prevention Presentations	Open	Specific Criteria	Development/PHA	Public Housing
Nova Net Alternative School	Open	Other	Development/PHA/ Dist # 118	Both
Truancy School	Open	Other	Development/Courts/ Dist.#118	Both

(2) Family Self Sufficiency program/s

a. Participation Description

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

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps

the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

COMMUNITY SERVICE POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

Community Service - volunteer work which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;

- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects'
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: **Political activity is excluded.**

Self Sufficiency Activities - activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in a welfare to work program.

C. **Requirements of the Program**

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations
 - At lease execution or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must
 1. Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and

2. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewable of their lease.
- At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
5. Change in exempt status:
 - If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*); and
 - Provide in-house opportunities for volunteer work or self sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Noncompliance of family member:
 - At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;

- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit; The family may use the Authority's Grievance Procedure to protest the lease termination

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)

Coordinate with news media to promote positive images of PHA and ongoing display of television commercials promoting positive images of PHA.

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

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

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

ALL

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)

Additional police patrols.

Continuation of police office in Fair Oaks Development

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

ALL

C. Coordination between PHA and the police

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

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

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

ALL

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

PHDEP eliminated by HUD for future years

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

PET POLICY

1. Purpose

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added new Section 31 to the United States Housing Act of 1937. Section 31 established pet ownership requirements for residents of public housing. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty (20) pounds or twenty (20) inches. All dogs must be neutered or spayed. No "dangerous" or "vicious dogs" as defined in City Ordinance 90.101 will be allowed.

Cats: All cats must be neutered and de-clawed.

Hamsters/Gerbils: Must be caged.

At no time will the Housing Authority of the City of Danville, Illinois approve of exotic pets such as but not limited to snakes, monkeys, rodents, etc.

2. Registration

Every pet must be registered with the Housing Authority of the City of Danville, Illinois' management prior to moving into the building and updated annually thereafter. Registration requires the following:

- A. Certificate signed by a licensed veterinarian, state and local authority, stating that the pet has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering and/or de-clawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x 5) of pet or aquarium
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish – size of tank or aquarium.

3. Density of Pets

Only one (1) four-legged, warm-blooded pet will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority of the City of Danville, Illinois solely will give final approval on type and density of pets. There will be no exception to this rule.

4. Visitor and Guests

No visitor or guest will be allowed to bring pets on the premises at anytime, unless prior approval from management. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

5. Pet Restraints

H. All Dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.

I. Cats must be in a caged container when taken out of the owner's apartment.

J. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

6. Sanitary Standards and Waste Disposal

K. Covered litter boxes must be provided for cats with use of odor-reducing chemicals.

L. Dogs must be provided with a pet bed or box.

M. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner. Must produce evidence of continuing flea control if unable to wear flea collars.

N. Dogs and cats shall not excrete anywhere within the building.

O. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Authority property due to pet or removal of pet feces by staff. You will be charged for staff time, use of equipment, materials and supplies used.

1. All pet waste must be in a plastic bag and tied securely to reduce odor and placed in designated garbage dumpster outside of the building.

2. Residents with litter boxes must clean them at a minimum once per week. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage dumpster.

3. Pet owners are never to dispose of pet waste in the trash chutes in the senior buildings.

- A. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subjected to inspections once a month.
- B. All dogs owners utilize a pooper-scooper.

7. General Rules

The residents agrees to comply with the following rules imposed by the Housing Authority of the City of Danville, Illinois:

8. No Pet Areas

At no time will pets be allowed in any public area such as community space, laundry rooms, sittings, rooms, etc. Pets should only be in the lobby of the senior building when entering or leaving the building. Pets will not be allowed in Central Office Lobby.

9. Pet Rule Violation and Pet Removal

- C. If it is determined on the basis of objective fact supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority of the City of Danville, Illinois shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- D. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within forty-eight (48) hours. Nuisance complaints regarding pets are subject to immediate inspections.
- E. If a pet owner becomes unable to either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, after, said twenty-four (24) hour limitation. The Housing Authority of the City of Danville, Illinois can officially remove the pet. The Authority accepts no responsibility for pet.

10. Grievance

Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.

11. Damage Deposit

A refundable "Pet Damage Deposit" and non-refundable nominal fee will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. All fees and deposits must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the refundable "Pet Damage Deposit" will be \$50.00. The non-refundable nominal fee will be \$100.00

12. Exceptions

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development exclusively for the elderly or persons with disabilities, as well as animals used to assist persons with disabilities that visit the

development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies which provide and/or train animals to give assistance to individuals with disabilities.

DHA Representative_____

Tenant Initials_____

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.

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

CIVIL RIGHTS POLICY

Adopted By the Board of Commissioners on September 21, 2000

It is the policy of the Housing Authority of the City of Danville, Illinois, also referred to as the “Danville Housing Authority”, to comply fully with Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 3 of the 1968 Civil Rights Act, and with all rules and regulations.

Specifically, the Housing Authority of the City of Danville, Illinois shall not on account of race, color, sex, creed, or national origin deny any family or individuals the opportunity to apply for assistance under the Low-Rent Housing Program. Neither will the Housing Authority of the City of Danville, Illinois discriminate because of religion, age, physical handicap, pregnancy, parenthood, nor marital or veteran status.

To further its commitment to full compliance with applicable Civil Rights Acts, the Housing Authority of the City of Danville, Illinois will provide federal, state and local information to applicant/participant households regarding discrimination and recourse in the event of discrimination. Such information will be made available during the Pre-Occupancy Briefing and all applicable forms and printed material will be made available to prospective resident families.

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 (attachment: il011e02)

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:
 1. Could the Housing Authority purchase an emergency generator for future power outages at Mer Che Manor ? There were issues with the secure locking doors and elevators during the last outage.

 2. Why did Mer Che Manor get security cameras before any other development?

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. **(There is already a line item for emergency generator backups in our five year plan.)**
 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)

City Mayor appoints from the resident election, the residents on the PHA Board

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Illinois)

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

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

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

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

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

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

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

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

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

Danville Housing Authority PHA Plan - April 1, 2006 - Mar 31, 2007

Component 10 - Voluntary Conversions Internal Assessment

Initial Assessment Date: September 25, 2001

Second Assessment Date: August 30, 2002

Third Assessment Date: August 27, 2003

Fourth Assessment Date: September 22, 2004

Fifth Assessment Date: September 28, 2005

Sixth Assessment Date: October 16, 2006

A. Assessment Summary

1. Number of Developments	6
2. Number of Exempt Developments	2
a. IL06P011 005, Churchill Towers/Madison Court	
b. IL06P011 006, Mer Che Manner	
3. Developments Assessed	4
a. IL06P011 001, Fair Oaks	
b. IL06P011 002, Beeler Terrace	
c. IL06P011 003, Fair Oaks Addition	
d. IL06P011 007, Fair Oaks West (Danville)	

B. Exempt Developments

- a. IL06P011 005, Churchill Towers/Madison Court - Senior/Handicap
- b. IL06P011 006, Mer Che Manner - Senior/Handicap

C. Covered Developments

General Comments Applicable to all assessed developments

All of the 51 units at Beeler Terrace have been completely modernized and renovated within the last five years. The final three units that were under modernization contracts were completed. The three Fair Oaks developments are sound and well maintained. Eight units were recently modernized due to lead and asbestos issues and the additional 10 units that were under modernization contracts are also completed. This completed the lead and asbestos abatements and renovations within the Fair Oaks developments.

According to the 2000 census, the City of Danville has about 4,900 rental units out of a total housing inventory of 14,800 units. The Authority provides 537 Public Housing rental units, which represents 11% of the total rental units in the City. The Authority also has funding for about 600 units of Section 8 voucher rental assistance. For the past few years, individuals issued Section 8 vouchers have and continue to experience difficulty in locating affordable housing in the City. The Authority has experienced difficulty maintaining the HUD desired lease up rate due to the inability of voucher holders to find suitable housing. Normally, three of four holders do not locate housing in the 120 day period allowed. The City does not have the current capacity to absorb any significant increase in Section 8 rental assistance. Vouchering out of public housing would likely

result in families without realistic affordable housing options. As the current Section 8 program seeks to use about 13% of the total rental market, it seems highly unlikely that any increase of consequence would be absorbed in the absence of some future additions to the rental inventory. Consequently, the same general philosophy and rationale applies to all the family units in the Danville Housing Authority inventory.

Development Assessments

1. Fair Oaks - IL06P011 001

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

2. Beeler Terrace - IL06P011 002

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

3. Fair Oaks Addition _ IL06P011 003

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

4. Fairs Oaks West (Danville) - IL06P011 007

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

Danville Housing Authority
PHA Plan Addendum - Plan Year: April 1, 2007 - March 31, 2008
De-concentration and Income Mixing Comments -
Component 3A(6)

Danville, IL Housing Authority (IL011)

Discussion: Based on our analysis of our average incomes in our four family projects, a deconcentration plan is not required at this time for this plan year. Incomes by project as of October 2006 are:

<u>Projects</u>	<u>Project</u>	<u>Average</u>
<u>IL06P011</u>	<u>Number</u>	<u>Gross</u>
		<u>Income</u>
Fair Oaks	001	\$ 5,081
Beeler Terrace	002	4,521
Fair Oaks Addition	003	6,028
Fair Oaks West	007	5,309
Average of Project 001, 002, 003, 007 = \$5,482		

Income Limits per HUD (HUDCLIPS) Income Limits effective for Federal FY 2006
Danville, Illinois MSA

	<u>1 person</u>	<u>2 person</u>	<u>3 person</u>	<u>4 person</u>
30% of Median	10,950	12,500	14,100	15,650
Very Low Income	18,250	20,900	23,500	26,100
Low Income	29,250	33,400	37,600	41,750

Overall Danville, Illinois MSA Median Family Income = \$49,800

Analysis: All of the Authority's four family projects have an average family income below the 30% of median for even a 1 person family; therefore making all of our average incomes in the extremely low income category. Therefore, it is our determination that income mixing is not required for the plan year in question. Additionally, it should be noted that projects 001, 003, and 007 are all Fair Oaks projects which are co-located in one continuous area with different buildings assigned to different projects as the only differentiation.

Exempt Developments:

IL06P011005	Churchill Towers	Elderly/Handicap
IL06P011006	Mer Che Manor	Elderly/Handicap

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 as of 9-27-06
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	\$86,000	\$86,000	0	0
3	1408 Management Improvements	73,000	73,000	0	0
4	1410 Administration	79,039	79,039	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	5,000	5,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	82,000	82,000	0	0
10	1460 Dwelling Structures	337,353	337,353	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	35,000	35,000	0	0
12	1470 Non- Dwelling Structures	44,000	44,000	0	0
13	1475 Non – Dwelling Equipment	48,000	48,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,000	1,000	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$790,392	\$790,392	0	0
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security	25,000	25,000	0	0
25	Amount of line 21 Related to Energy Conservation Measures	40,000	40,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF)

Part II: Supporting Pages – p. 2 of 4

PHA Name: Danville Housing Authority
1607 Clyman Lane, P.O. Box 168
Danville, IL 61834

Grant Type and Number:
Capital Fund Program Grant NO: IL06PO1150107
Replacement Housing Factor Grant No:

Federal FY of Grant:
2007
as of 9-27-06

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
IL06P011001,3,7 Fair Oaks and IL06P011002 Beeler Terrace and HA Wide	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing	1460	90,000 0	90,000 0	0	0	
HA Wide	Operation of the Authority	1406	86,000	86,000	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	7,000	7,000	0	0	
	Security-DPD Contract	1408	45,000	45,000	0	0	
	Administration	1410	79,039 0	79,039 0	0	0	
	Update Assessments Incl. Fairness Opinion, Mgmt. Assess't		0	0			
	A&E Contracting – i.e. Title Work , considering energy		0	0			
	performance, existing contracts, HVAC, Mechanical, H2O,		0	0			
	roads, and Elevator	1430	5,000	5,000	0	0	
	Sewer Repair Phase	1450	9,000	9,000	0	0	
	Gas Lines	1450	20,000	20,000	0	0	
	Water Lines Phase	1450	20,000	20,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work	1450	33,000	33,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	45,000	45,000	0	0	
	Boiler Repairs in family sites and high rises	1460	20,000	20,000	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &		0	0	0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,		0	0	0	0	
	Intercom, and Boiler(s)	1460	16,000	16,000	0	0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	10,000	10,000	0	0	
	Appliances	1465.1	35,000	35,000	0	0	
	Roofing Replacement, Brick/Tuckpointing, window repairs	1460	85,000	85,000	0	0	
	<i>Page Sum</i>		<i>626,039</i>	<i>626,039</i>	<i>0</i>	<i>0</i>	

HA Wide Continued	Roofing, Window, Security Screens, Exterior Repairs	1470	10,000	10,000	0	0	CF 2007 Cont'd. page 3 of 4
	Consolidate alarm hardware & contract, repairs, installation of equipment including video	1470	5,000	5,000	0	0	
	Computer Hardware for HA & CAD, copier	1475	5,000	5,000	0	0	
	Mowers/Maintenance Vehicles, and Equipment	1475	10,000	10,000	0	0	
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	5,000	0	0	
	Garbage Truck, Work Truck, & Site Vacuum	1475	5,000	5,000	0	0	
	Sewer Equipment	1475	10,000	10,000	0	0	
	Site Cleaning Equipment	1475	13,000	13,000	0	0	
	Relocation (temporary)	1495.1	1,000	1,000	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts.	1460	5,000	5,000	0	0	
	“	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	5,000	5,000	0	0	
	Elevator repair, replace	1460	27,914	27,914	0	0	
	Repairs to Community areas	1470	29,000	29,000	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	5,000	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	8,086	8,086	0	0	
	Elevator replacement(s) and repairs	1460	20,353	20,353	0	0	
	<i>Page sum</i>		<i>164,353</i>	<i>164,353</i>	<i>0</i>	<i>0</i>	
Signature of the Executive Director		Date		Signature of the Field Office Manager		Date	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part III: Implementation Schedule

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 as of 9-27-06
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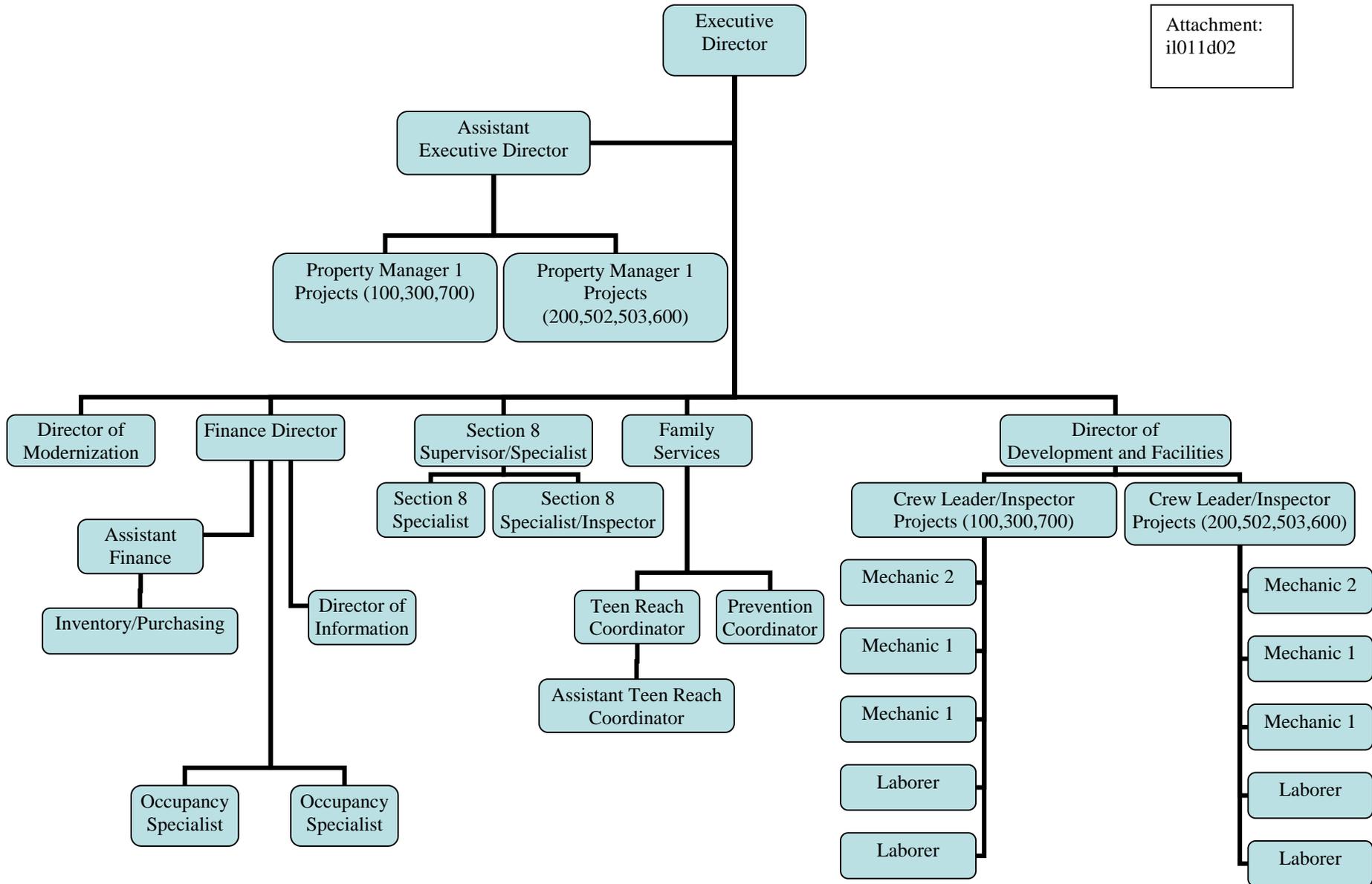
Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	Revised	Original	Expended	
IL06P011002 Beeler Terrace	9/30/09		9/30/11		
IL06P011005 Churchill Towers, Madison Court, and Carver Park	9/30/09		9/30/11		
IL06P011006 MerChe Manor	9/30/09		9/30/11		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	9/30/09		9/30/11		
PHA Wide	9/30/09		9/30/11		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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The Housing Authority of the City of Danville, Illinois

Organizational Chart

Attachment:
il011d02



The Housing Authority of the City of Danville, Illinois

Organizational Chart

The following represents Churchill Towers (IL06P011 005) Resident Council Officers as
Of the official November 29, 2001 election:

President	Willie Wasson 101 East Seminary St., #308 Danville, IL 61832
Vice President	None
Secretary	None
Treasurer	None

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority
1607 Clyman Lane, P.O. Box 168
Danville, IL 61834 - 0168

Grant Type and Number:
Capital Fund Program Grant NO: IL06PO1150104
Replacement Housing Factor Grant No:

Federal FY of Grant:
2004
as of 8-31-06

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No:)
 Performance and Evaluation Report for Period Ending: **8-31-06** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	\$95,000	\$95,000	95,000	95,000
3	1408 Management Improvements	51,630	43,286	43,286	43,286.41
4	1410 Administration	91,699	91,699	91,699	91,699
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	11,000	11,102	11,102	11,102
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	267,570	285,788	285,788	285,787.40
10	1460 Dwelling Structures	365,097	355,121	355,121	75,382.33
11	1465.1 Dwelling Equipment – Non -Expendable	30,000	30,000	30,000	30,000.00
12	1470 Non- Dwelling Structures	0	0	0	0
13	1475 Non – Dwelling Equipment	5,000	5,000	5,000	5,000.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$916,996	\$916,996	\$916,996	637,257.14
21	Amount of line 21 Related to LBP Activities	2,000	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	262,000	262,000	11,806.20
23	Amount of line 21 Related to Security	53000	90,109	90,109	60,283.13
25	Amount of line 21 Related to Energy Conservation Measures	20,000	8,000	7,500	7,500
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages (2. of 4.)**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004 <i>as of 8-31-06</i>
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Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
IL06P011002 Beeler Terrace and IL06P011001,3,7Fair Oaks and HA Wide	Comprehensive Modernization: Apartments Interiors & Exteriors- final unit upgrading incl/nlt HVAC, Sewer Lines, Wall & Flooring, fixtures, K&B Cabs, Electrical work, Detectors in various units, &site work, roofing	1460	\$0	\$0	0	0	
HA Wide	Sewer Phase I	1460	0	0	0	0	
	Sewer Phases	1450	267,570	285,788	285,788	285,787.40	Duce Const
	Roofing, Window, Security Screens	1470	0	0	0	0	
	Consolidate alarm hardware & contract, repairs	1470	0	0	0	0	
	Appliances	1465.1	30,000	30,000	30,000	30,000	
	Door and/or screen replacements, and Lock sets	1460	90,109	80,133	80,133	60,283.13	Total Build. Ser Berns&Clancy
	A&E Contract/ Management Assessment/Fair Opinion	1430	11,000	11,102	11,102	11,102	
	Boiler Repairs	1460	12,621	12,621	12,621	3,293	Auto. Eng.
	Marketing and Advertising	1408	4,000	4,000	4,000	4,000	
	Computer Software, Copy Modernization Prints	1408	4,000	0	0	0	
	Staff, & Board of Commissioners Training, Assessment Incl. Fairness Opinion, Mgmt. Assess.	1408	9,000	6,274	6,274	6,274.43	
	Technical Computer Information Dept.	1408	0	0	0	0	
	Debt Service and/ or fees	1501	0	0	0	0	
	Security-DPD Contract	1408	34,630	33,012	33,012	33,011.98	
	Operation of the Authority	1406	95,000	95,000	95,000	95,000	
	Relocation (temporary)	1495.1	0	0	0	0	
	Computer Hardware for HA & CAD, copier	1475	5,000	5,000	5,000	5,000.00	
	Mowers/Maintenance Vehicles, and Equipment	1475	0	0	0	0	
	1460 Meter Back replacement, elect. Repairs int. & ext.	1460	0	0	0	0	
	Force Account	1460	0	0	0	0	
	Refuse Sweeper, repair/repl compaction unit, dumpster	1475	0	0	0	0	
	<i>Page Sum</i>		\$562,930	\$562,930	562,930	533,751.94	

							p. 3 of 4
IL06P011005 Churchill Towers, Madison Court & Carver Park	Thermostats, Boiler repairs, training	1460	0	0	0	0	
	Elevator, building, and site & egress repairs	1450	0	0	0	0	
			0	0	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I, including elevator	1460	0	0	0	0	Kone, Inc
	HVAC Repairs & Boiler, Backflow Drain to sewer	1450	262,367	262,367	262,367	11,806.20	
	HVAC Repairs & Boiler, Backflow Drain to sewer	1460	0	0	0	0	
HA Wide	Administration	1410	91,699	91,699	91,699	91,699	
	Garbage Truck	1475	0	0	0	0	
	<i>Page Sum</i>		<i>354,066</i>	<i>354,066</i>	<i>354,066</i>	<i>103,505.20</i>	

Signature of the Executive Director		Date	Signature of the Field Office Manager			Date
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Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part III: Implementation Schedule

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004 as of 8-31-06
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Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	Revised	Original	Expended	
IL06P011002 Beeler Terrace	9/07/06	9/07/06	9/07/08	9/07/08	
IL06P011005 Churchill Towers, Madison Court, and Carver Park	9/07/06	9/07/06	9/07/08	9/07/08	
IL06P011006 MerChe Manor	9/07/06	9/07/06	9/07/08	9/07/08	
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	9/07/06	9/07/06	9/07/08	9/07/08	
PHA Wide	9/07/06	9/07/06	9/07/08	9/07/08	
	Note: Dates based on language in award letter dated 8-5-04		Note: Dates based on language in award letter dated 8-5-04		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 as of 8-31-06
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No:
 Performance and Evaluation Report for Period Ending: **08-31-06** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	\$150,000	\$150,000	87,000	87,000
3	1408 Management Improvements	\$104,302	\$104,302	22,000	19,143.69
4	1410 Administration	\$81,137	\$81,137	81,137	76,733.47
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$15,698	\$15,698	15,698	15,698
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	\$128,129	\$113,384.57	100,766	69,632.15
10	1460 Dwelling Structures	\$257,607	\$283,351.43	222,031	94,832.86
11	1465.1 Dwelling Equipment – Non -Expendable	\$35,000	\$35,000	6,000	5,889.26
12	1470 Non- Dwelling Structures	\$ 7,000	\$ 2,000	0	0
13	1475 Non – Dwelling Equipment	\$31,502	\$26,502	18,000	17,480.35
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	\$1,000	\$0	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$811,375	\$811,375	552,632	386,409.78
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 21 Related to Security	\$30,500	\$30,500	12,481.36	12,481.36
25	Amount of line 21 Related to Energy Conservation Measures	\$50,000	\$25,000	0	0
26	1501 Collateralization Expenses or Debt Service	\$0	\$0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 <i>as of 8-31-06</i>
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Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
IL06P011001,3,7 Fair Oaks and IL06P011002 Beeler Terrace, IL06P011005 Churchill Towers, IL06P011006 MerChe Manor	Comprehensive Modernization: Apartments Interiors & Exteriors including Unit Turnaround Contractors	1460	\$121,285	\$121,285	121,285	82,351.50	A&T, TBS Const.
			0	0	0	0	
			0	0	0	0	
			0	0	0	0	
			0	0	0	0	
			0	0	0	0	
HA Wide	Operation of the Authority	1406	150,000	150,000	87,000	87,000	Borns & Clancy A&P Serv
	Marketing and Advertising	1408	6000	6000	1,000	167.50	
	Computer Software, Copy Modernization Prints	1408	8000	8000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	10000	10000	5,000	3,537.47	
	Technical Computer Information Dept.	1408	7302	7302	0	0	
	Security-DPD Contract	1408	73000	73000	16,000	15,438.72	
	Administration	1410	81137	81137	81,137	76,733.47	
	Update Assessments Incl. Fairness Opinion, Mgmt. Assess't	1430	0	0	0	0	
	A&E Contracting – considering energy performance, existing contracts, HVAC, Mechanical, H2O, and Elevator	1430	15,698	15,698	15,698	15,698	
	Sewer Repair Phase	1450	1,000	0	0	0	
	Gas Lines	1450	0	0	0	0	
	Water Lines Phase	1450	0	0	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work	1450	96,884.57	96,884.57	96,885	65,751.01	
	Door and/or screen replacements, and Lockset/egress work	1460	20,500	20,500	16,248	12,481.36	
	Boiler Repairs in family sites and high rises	1460	0	0	0	0	
	Electrical Repairs incl. Meter Backs, Bld. & Apt. Wiring updates, incl - Cable TV, energy saving fixtures, Intercom, Boiler	1460	0	0	0	0	
	Force Account	1460	0	0	0	0	
HVAC Improvements	1460	1,000	0	0	0		
Appliances	1465.1	35,000	35,000	6,000	5,889.26		
<i>Page Sum</i>			<i>\$626,806.57</i>	<i>\$624,806.57</i>	<i>446,253</i>	<i>365,048.29</i>	

HA Wide Continued	Roofing, Window, Security Screens, Exterior Repairs	1470	1,000	1,000	0	0	CF 2005 Cont'd. page 3 of 4	
	Consolidate alarm hardware & contract, repairs	1470	1,000	1,000	0	0		
	VIDEO equipment and security equipment installation	1460	0	5,000	0	0		
	Computer Hardware for HA & CAD, copier	1475	10,000	10,000	1,498	978.35		
	Mowers/Maintenance Vehicles, and Equipment	1475	0	0	0	0		
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	0	0	0		
	Garbage Truck, Work Truck, & Site Vacuum	1475	16,502	16,502	16,502	16,502		'01 Ford
	Sewer Equipment	1475	0	0	0	0		
	Site Cleaning Equipment	1475	0	0	0	0		
	Relocation (temporary)	1495.1	1,000	0	0	0		
	MAIL KIOSK adding item from 5 yr plan	1450	5,000	5,000	0	0		
	Roofing repairs	1460	84,498	84,498	84,498	0		Woodard Ent.
	Debt Service and/or Fees	1501	0	0	0	0		
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts. “ “ “ “	1460 1450	0 5,000	0 0	0 0	0 0		
	Thermostats, Boiler repairs, training	1460	0	0	0	0		
	Elevator repair, replace	1450	0	0	0	0		
	Repairs to Community areas	1470	5000	0	0	0		
IL06P011006 MerChe Manor	ALARM Repairs + VIDEO equipment and installation	1460	20,000	31,000	0	0	ADT&DVR	
	Egress Repairs Phase I, Repair exterior of building	1450	20,244.43	11,500	3,881	3,881.14	Bireline	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	5,324	0	0	0		
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1450	0	0	0	0		
	Elevator replacement(s) and repairs/egress	1450	0	0	0	0		
	Elevator replacement(s) and repairs/egress	1460	5,000	21,068.43	0	0	Kone	
	Page Sum	\$	\$184,568.43	\$186,568.43	\$106,379	\$21,361.49		
Signature of the Executive Director		Date		Signature of the Field Office Manager		Date		

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part III: Implementation Schedule

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005 <i>as of 8-31-06</i>
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Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	Revised	Original	Expended	
IL06P011002 Beeler Terrace	8/18/07		8/18/09		
IL06P011005 Churchill Towers, Madison Court, and Carver Park	8/18/07		8/18/09		
IL06P011006 MerChe Manor	8/18/07		8/18/09		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	8/18/07		8/18/09		
PHA Wide	8/18/07		8/18/09		Dates based on Notice 2005-22

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 as of 8-31-06
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: 1)
 Performance and Evaluation Report for Period Ending: 8-31-06 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	\$86,000	\$86,000	0	0
3	1408 Management Improvements	73,000	73,000	0	0
4	1410 Administration	76,941	76,941	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	26,700	26,700	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	82,000	82,000	0	0
10	1460 Dwelling Structures	297,000	297,000	15,392	0
11	1465.1 Dwelling Equipment – Non -Expendable	35,000	35,000	0	0
12	1470 Non- Dwelling Structures	44,000	44,000	0	0
13	1475 Non – Dwelling Equipment	48,000	48,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	769	769	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$769,410	\$769,410	15,392	0
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security	25,000	25,000	0	0
25	Amount of line 21 Related to Energy Conservation Measures	40,000	40,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF)

Part II: Supporting Pages – p. 2 of 4

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 as of 8-31-06
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Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
IL06P011001,3,7 Fair Oaks and IL06P011002 Beeler Terrace and and HA Wide	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing	1460	50,000 0	50,000 0	0	0	
HA Wide	Operation of the Authority	1406	86,000	86,000	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	7,000	7,000	0	0	
	Security-DPD Contract	1408	45,000 0	45,000 0	0	0	
	Administration	1410	76,941 0	76,941 0	0	0	
	Update Assessments Incl. Fairness Opinion, Mgmt. Assess't		0	0			
	A&E Contracting – i.e. Title Work , considering energy		0	0			
	performance, existing contracts, HVAC, Mechanical, H2O,		0	0			
	roads, and Elevator	1430	26,700	26,700	0	0	
	Sewer Repair Phase	1450	9,000	9,000	0	0	
	Gas Lines	1450	20,000	20,000	0	0	
	Water Lines Phase	1450	20,000	20,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work	1450	33,000	33,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	25,000	25,000	0	0	
	Boiler Repairs in family sites and high rises	1460	20,000	20,000	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &		0	0	0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,		0	0	0	0	
	Intercom, and Boiler(s)	1460	36,000	36,000	0	0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	30,000	30,000	0	0	
	Appliances	1465.1	35,000	35,000	0	0	
	Roofing Replacement, Brick/Tuckpointing, window repairs	1460	75,000	75,000	15,392	0	
	<i>Page Sum</i>		<i>615,641</i>	<i>615,641</i>	<i>15,392</i>	<i>0</i>	

HA Wide Continued	Roofing, Window, Security Screens, Exterior Repairs	1470	10,000	10,000	0	0	CF 2006 Cont'd. page 3 of 4
	Consolidate alarm hardware & contract, repairs	1470	5,000	5,000	0	0	
	Computer Hardware for HA & CAD, copier	1475	5,000	5,000	0	0	
	Mowers/Maintenance Vehicles, and Equipment	1475	10,000	10,000	0	0	
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	5,000	0	0	
	Garbage Truck, Work Truck, & Site Vacuum	1475	5,000	5,000	0	0	
	Sewer Equipment	1475	10,000	10,000	0	0	
	Site Cleaning Equipment	1475	13,000	13,000	0	0	
	Relocation (temporary)	1495.1	769	769	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts. “	1460	5,000	5,000	0	0	
		1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	5,000	5,000	0	0	
	Elevator repair, replace	1460	27,914	0	0	0	
	Repairs to Community areas	1470	29,000	29,000	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	5,000	0	0	Kone C.O.
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	8,086	8,086	0	0	
	Elevator replacement(s) and repairs	1460	10,000	37,914	0	0	
	<i>Page sum</i>		<i>153,769</i>	<i>153,769</i>	<i>0</i>	<i>0</i>	
Signature of the Executive Director		Date		Signature of the Field Office Manager		Date	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part III: Implementation Schedule

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 as of 8-31-06
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Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	Revised	Original	Expended	
IL06P011002 Beeler Terrace	7/18/08		7/18/10		
IL06P011005 Churchill Towers, Madison Court, and Carver Park	7/18/08		7/18/10		
IL06P011006 MerChe Manor	7/18/08		7/18/10		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	7/18/08		7/18/10		
PHA Wide	7/18/08		7/18/10		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 as of 9-27-06
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	\$86,000	\$86,000	0	0
3	1408 Management Improvements	73,000	73,000	0	0
4	1410 Administration	79,039	79,039	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	5,000	5,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	82,000	82,000	0	0
10	1460 Dwelling Structures	337,353	337,353	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	35,000	35,000	0	0
12	1470 Non- Dwelling Structures	44,000	44,000	0	0
13	1475 Non – Dwelling Equipment	48,000	48,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,000	1,000	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$790,392	\$790,392	0	0
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security	25,000	25,000	0	0
25	Amount of line 21 Related to Energy Conservation Measures	40,000	40,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF)

PHA Name: Danville Housing Authority
1607 Clyman Lane, P.O. Box 168
Danville, IL 61834

Grant Type and Number:
Capital Fund Program Grant NO: IL06PO1150107
Replacement Housing Factor Grant No:

Federal FY of Grant:
2007
as of 9-27-06

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Obligated	Expended	
IL06P011001,3,7 Fair Oaks and IL06P011002 Beeler Terrace and HA Wide	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing	1460	90,000 0	90,000 0	0	0	
HA Wide	Operation of the Authority	1406	86,000	86,000	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	7,000	7,000	0	0	
	Security-DPD Contract	1408	45,000	45,000	0	0	
			0	0			
	Administration	1410	79,039	79,039	0	0	
			0	0			
	Update Assessments Incl. Fairness Opinion, Mgmt. Assess't		0	0			
	A&E Contracting – i.e. Title Work , considering energy		0	0			
	performance, existing contracts, HVAC, Mechanical, H2O,		0	0			
	roads, and Elevator	1430	5,000	5,000	0	0	
	Sewer Repair Phase	1450	9,000	9,000	0	0	
	Gas Lines	1450	20,000	20,000	0	0	
	Water Lines Phase	1450	20,000	20,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work	1450	33,000	33,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	45,000	45,000	0	0	
	Boiler Repairs in family sites and high rises	1460	20,000	20,000	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &		0	0	0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,		0	0	0	0	
	Intercom, and Boiler(s)	1460	16,000	16,000	0	0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	10,000	10,000	0	0	
	Appliances	1465.1	35,000	35,000	0	0	
	Roofing Replacement, Brick/Tuckpointing, window repairs	1460	85,000	85,000	0	0	
	<i>Page Sum</i>		<i>626,039</i>	<i>626,039</i>	<i>0</i>	<i>0</i>	

HA Wide Continued	Roofing, Window, Security Screens, Exterior Repairs	1470	10,000	10,000	0	0	CF 2007 Cont'd. page 3 of 4
	Consolidate alarm hardware & contract, repairs, installation of equipment including video	1470	5,000	5,000	0	0	
	Computer Hardware for HA & CAD, copier	1475	5,000	5,000	0	0	
	Mowers/Maintenance Vehicles, and Equipment	1475	10,000	10,000	0	0	
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	5,000	0	0	
	Garbage Truck, Work Truck, & Site Vacuum	1475	5,000	5,000	0	0	
	Sewer Equipment	1475	10,000	10,000	0	0	
	Site Cleaning Equipment	1475	13,000	13,000	0	0	
	Relocation (temporary)	1495.1	1,000	1,000	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts.	1460	5,000	5,000	0	0	
	“	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	5,000	5,000	0	0	
	Elevator repair, replace	1460	27,914	27,914	0	0	
	Repairs to Community areas	1470	29,000	29,000	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	5,000	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	8,086	8,086	0	0	
	Elevator replacement(s) and repairs	1460	20,353	20,353	0	0	
	<i>Page sum</i>		<i>164,353</i>	<i>164,353</i>	<i>0</i>	<i>0</i>	
Signature of the Executive Director		Date		Signature of the Field Office Manager		Date	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part III: Implementation Schedule

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	Grant Type and Number: Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 as of 9-27-06
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Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	Revised	Original	Expended	
IL06P011002 Beeler Terrace	9/30/09		9/30/11		
IL06P011005 Churchill Towers, Madison Court, and Carver Park	9/30/09		9/30/11		
IL06P011006 MerChe Manor	9/30/09		9/30/11		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	9/30/09		9/30/11		
PHA Wide	9/30/09		9/30/11		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date
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Progress Addendum
Danville Housing Authority (IL011)
Plan Year: Apr 1, 2007 - Mar 31, 2008

Danville Housing Authority (DHA) made significant strides in several areas over the past seven years. Significant areas are addressed below.

1. Public Housing Assessment System (PHAS)

DHA achieved the following scores: FY 2000 - 73, FY 2001 - 78, FY 2002 - 91, FY 2003 - 90, FY 2004 - 86, FY 2005 - 82 and FY 2006 - 82. Solid and steady progress was made in most indicators due to increased attention to detail, improved leadership, better training, and a clear cut emphasis on quality and accuracy.

2. Financial Management

DHA most significantly improved area is in the area of financial management. With emphasis on the need for strong budget and internal controls, DHA eliminated the operating deficits of the late 90s and 2000 fiscal years, except for FY 2005 where HUD cut funding significantly. DHA has now achieved perfect scores (30 of 30 points) in the financial PHAS indicators for several years and a 29 for FY 2006. DHA has operated at a surplus and increased reserves to an acceptable level over the last five years except again FY 2005 where funding was reduced significantly. Realistic budgets coupled with good internal controls, management of expenditures, and long range planning for purchasing and procurement have enabled the Authority to develop a strong financial base that should continue to maintain financial strength and stability into the future. Independent audits have been finding free and noted the good controls established by DHA.

3. Modernization

DHA completed the substantial modernization and lead and asbestos abatement of all units in the Beeler Terrace development and also completed lead and asbestos abatement and substantial modernization of 18 units in the Fair Oaks development. Security was improved in the 326 Fair Oaks units and 51 Beeler Terrace through the installation of quality dead bolt locks on all exterior doors. Security was also be improving during FY 2007 as quality dead bolt locks was installed on all the units located in the Mer Che Manor, Churchill Towers and Madison Court developments. This will increase security for an additional 160 units. Additional security at Mer Che Manor was completed during FY 2007 with the installation of security cameras in the common areas and a new contract was signed to refurbish the alarm and security systems in the building. Design work and required permits were obtained for a sanitary sewer system replacement for the Fair Oaks area and storm sewer systems were cleaned. Groundwork has been completed on the replacement the sewer system and the project is complete. This will help improve the DHA owned road system in Fair Oaks. Also the landscaping and curb appeal project has begun and is contuning. With these two projects underway, the overall improvements to the development is becoming very noticeable. These projects completed the major interior work needed to make all DHA dwelling units available for occupancy with the quality level desired. Additionally the continued improvement of roofing projects has been started along with elevator replacement projects in Mer Che Manor has begun.

Section 8

DHA had significantly raised its leasing level to 604 of 620 vouchers over the FY 2000 to 2004 years which was over 99% budget utilization. Unfortunately, with the retroactively applied HUD budget reduction during FY 2005, DHA was forced to significantly reduce its leasing rate to the 520 voucher level and to implement payment standard reductions and other restrictions to reach the reduced budget levels. The leasing progress made over the past years was eliminated. Over the course of FY 2006 and FY 2007, DHA was able to increase the voucher level to around 540 to 560 while still keeping the payment standards reduced. DHA has trimmed expenses and will gear to fully lease the program at whatever level HUD chooses to fund it in the future.

Public Housing Occupancy

DHA did not achieve the occupancy level desired during this period due to a variety of factors. Although improvements were made, significant staff turnover in the maintenance area and the occupancy area and the extreme difficulty of recruiting qualified replacements hampered efforts to improve the unit turnover rate and file preparation. Difficulties in finding sufficient senior applicants also hampered the occupancy of our senior developments. This will continue to create difficulties for the occupancy department as there is large supply in the senior housing market in the area. DHA anticipates major improvement in the unit turnover rate as funding has become depended upon that increase during the next year due a more fully staffed maintenance staff and occupancy staff with better training and leadership.

Resident Services

With the elimination of HUD funding for programs such as Drug Elimination, DHA fully moved into the community partnership mode to provide services, particularly to youth. Working with School District 118 and Project Success of Vermilion County, DHA now has an alternative high school, and alternative middle school, and a Truancy School for habitual truants. These schools are capable of providing full credit from grades 3 through grade 12 and are all operated on DHA property in a public housing development. DHA also operates a Teen Reach program geared towards providing youth with academic and lifestyle support. In addition, DHA operates a Substance Abuse Prevention program in the middle schools which provides positive lifestyle training and mentorship for middle school age children. During the summer months, DHA operates a Summer Feeding Program with the assistance of School District #118 and funded through the Illinois State Board of Education. This program feeds over 5,000 youth during its operations each year. These programs are funded through non-HUD sources to provide needed services to the over 600 youth in DHA properties.

Summary

DHA has made strides in all areas of operations over the past seven years. With solid financial management and sound operational planning and execution, DHA will continue to improve into the future.

Attachment: il011h02

Danville Housing Authority
Violence Against Women Act (VAWA) Addendum
Plan Year: April 1, 2007 – March 31, 2008

As stated in our Annual Plan submission, Admissions Preferences (pg. 17 & 18) and our Admissions and Continued Occupancy Policy (pg. 4-26), both for Plan Year: April 1, 2007 – March 31, 2008 we state the following:

The PHA will follow the guidelines of the Violence Against Women Act of 2005. Applicants seeking this preference must provide copies of police reports and/or restraining orders against the perpetrator and qualify as defined by the act in order to receive this preference. (As a side note, if the applicant is married when receiving this preference they will have nine (9) months to supply the PHA with documentation of a legal separation or divorce, failure to do so could result in termination of assistance).

Attachment: il011i02

Danville Housing Authority
Carbon Monoxide Detector Act Comments
Plan Year: April 1, 2007 – March 31, 2008

In accordance with the Carbon Monoxide Detector Act (Public Act 094-0741) effective January 1, 2007, the Housing Authority of the City of Danville, Illinois has completed inspection and installation of combination smoke/carbon monoxide detectors, with hard-wire/battery back-up in all units with sleeping areas as well as any buildings that burn fossil fuels, such as natural gas, coal or propane. Inspections were performed during the second week of December and all installations were complete by the January 1, 2007 effective date. We continue to remind the tenants that battery replacement is to be completed by them although we do respond when we receive a call for carbon monoxide issues. We also make sure that the unit is ready and fully operational upon move-in.