

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2007

**PHA NAME: Whiteside County
Housing Authority**

**Herbert Beveroth, Chairman
Gary Cook, Vice-Chairman
Martha Myers, Commissioner
Michael Sterba, Commissioner
Megan Grinnen, Resident**

Lynn Deter, Executive Director
Sandy Bright, Deputy Director-Capital Fund Coordinator
Mary Sheridan, Accountant
Morrie Bruns, Maintenance Supervisor

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Whiteside County Housing Authority
PHA Number: IL-032

PHA Fiscal Year Beginning: (mm/yyyy)04/01/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 265
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 285

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government

- Public library
- PHA website
- Other (list below)

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of the Whiteside County Housing Authority is to provide and maintain safe affordable housing for low and middle-income families, in a cost effective manner, without discrimination. The Whiteside County Housing Authority will establish partnerships with other organizations to provide supportive services and housing opportunities in an efficient manner; for the residents we serve.

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)
Improved the PHAS score for 2006 –went from a Standard Performer to a High Performer with a score of 91.
 - Improve voucher management: (SEMAP score) by 3/31/2007
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) by 4/1/2008
 - 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)
Acquire, manage, or build new housing units with amenities for the handicapped/disabled by 9/2006. This goal was achieved by 2/2005 when Crowne Hill Estates was built and opened in Rock Falls, Il. There were 9 units specifically designated for the handicapped/disabled.

In July 2006, Green View Estates opened in Morrison, Il. There are 28 two bedroom units, for persons 62 years of age and older. All of the units have grab bars in the bathrooms and there are emergency pull cords installed in both of the bedrooms and in the bathroom.

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 the “elderly and the “near-elderly” at Garden Homes and Civic Plaza I, Rock Falls, Il. The “near elderly” status is needed because there is an insufficient number of elderly families in this area, to fill Garden Homes and Civic Plaza I.
- 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)

PHA plans to implement Project-Based Vouchers, after researching HUD regulations.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

Table of Contents

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

	A. ANNUAL STREAMLINED PHA PLAN COMPONENTS	Page #
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<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with hard copies of PHA Certifications of Compliance)	34
<input checked="" type="checkbox"/>	9. Additional Information	
	PHA Progress on Meeting 5-Year Mission and Goals (il032a01)	41
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<input type="checkbox"/>	10. Project-Based Voucher Program	
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<input checked="" type="checkbox"/>	12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	
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<input checked="" type="checkbox"/> 13. Capital Fund Program 5-Year Action Plan	(il032l01)	73-81
<input type="checkbox"/> 14. Other (List below, providing name for each item)		

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

Whiteside County Housing Authority Profile:

The Whiteside County Housing Authority (WCHA) manages three low-income public housing developments with a total of 265 units- Coloma Homes, Garden Homes and Civic Plaza I. The housing authority owns and manages a duplex that is located in Rock Falls, Il. The housing authority is the contract administrator for: Sterling Towers (110 units) and Civic Plaza II (60 units).

The Whiteside County Housing Authority also manages a Housing Choice Voucher program which serves approximately 285 families with units that are owned by landlords basically with units in Whiteside County. The housing authority is also the contract administrator for: Sterling Towers and Civic Plaza II-they have their own management company to manage them.

The Whiteside County Housing Authority created a not-for-profit – “Whiteside County Dwellings Upgrade Association, Inc.” and it is the management agent for the following: house located at 703 7th Avenue, Rock Falls, Il., Cedar Woods Apartments, Rock Falls, Il, Ster-Lynn Estates, Sterling, Il., and Green View Estates, Morrison, Il.

FY 2007 Annual Plan hi-lights

The Whiteside County Housing Authority (WCHA) is in the process of making the transition from being a primarily centralized system, to a project-based management and accounting system. At this time our agency is required to start the transition process by April 1, 2008.

The Whiteside County Housing Authority purchased the property and buildings located across from the PHA central office. Our intention is to demolish the existing buildings (grocery store and two-car garage) and create an additional parking lot and build a storage building for PHA vehicles and maintenance equipment.

The current Capital Fund program funds will be used to replace the interior wiring at the Coloma Homes development. It is anticipated that this work item will take two to three years to complete.

The WCHA will renew the elderly/near elderly resident designation for Civic Plaza I and Garden Homes.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	89		63
Extremely low income <=30% AMI	56	63	
Very low income (>30% but <=50% AMI)	33	37	
Low income (>50% but <80% AMI)	0	0	
Families with children	33	37	
Elderly families	21	24	

Housing Needs of Families on the PHA's Waiting Lists			
Families with Disabilities	2	3	
Race/ethnicity/white	71	80	
Race/ethnicity/black	17	20	
Race/ethnicity/Indian	1	2	
Race/ethnicity/Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	55	62	
2 BR	12	14	
3 BR	13	15	
4 BR	9	11	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
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	190		71
Extremely low income <=30% AMI	128	67	
Very low income (>30% but <=50% AMI)	51	27	
Low income (>50% but <80% AMI)	11	6	
Families with children	61	33	
Elderly families	6	4	

Housing Needs of Families on the PHA's Waiting Lists			
Families with Disabilities	35	19	
Race/ethnicity/white	150	79	
Race/ethnicity/black	19	10	
Race/ethnicity/Hispanic	21	11	
Race/ethnicity/			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10 months-since 9/17/06.			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

Seek to extend the designation of public housing units for the elderly and near elderly. The Whiteside County Housing Authority is requesting a two year extension to the elderly and/or near elderly designation as of 5/1/2007 for the Garden Homes (40 units) and Civic Plaza I (100 units) projects.

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 903.12 (b), 903.7 (c)]

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

NOTE: in previous years the tenant-based Section 8 Housing Choice Voucher Program

assistance was listed as a Financial Resource. However, for 2007 the tenant-based Housing Choice Voucher Program assistance is not included as a financial resource on the following chart.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$629,863	
a) Public Housing Capital Fund	500,092	
a) HOPE VI Revitalization	N/A	
b) HOPE VI Demolition	N/A	
c) Annual Contributions for Section 8 Tenant-Based Assistance	1,152,643	
d) Resident Opportunity and Self-Sufficiency Grants	N/A	
e) Community Development Block Grant	N/A	
f) HOME	N/A	
2. Other Federal Grants (list below)		
Sect. 8 N.C. -HAPS	1,019,448	Pay out HAPS PHA Operations
Sect. 8 N.C.-Admin fees	47,421	
3. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund #501-05	231,776	Capital Improvements
Capital Fund #501-06	499,809	Capital Improvements
4. Public Housing Dwelling Rental Income		
Dwelling Rental	636,000	PHA Operations
5. Other income (list below)		
Interest Income	6,500	PHA Operations
Miscellaneous Income	83,000	PHA Operations
Excess Utilities	10,540	PHA Operations
Non-dwelling rental	1,200	PHA Operations
6. Non-federal sources (list below)		
Duplex	3,426	Maintain duplex
Total resources		
	\$4,821,718	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

Admissions & Continued Occupancy Policy, Blood-borne Pathogens Policy,

Cable Policy, Capitalization Policy, Cash Management Policy, Check Signing Policy, Community Facilities Use Policy, Community Services Policy, Criminal Records Management Policy, Dissemination of Tenant Service Funds Policy, Drug-Free Work Place Policy, Dwelling Lease, Equal Opportunity Employment Policy, Equal Opportunity Housing Policy, EVI Policy, Fire Damage Policy, Grievance Procedures Policy, Hazardous Materials Policy, Installation of Signs Policy, Inventory Control Policy, Investment Policy, Maintenance Policy, Lead-Based Paint Policy, Natural Disaster Policy, No Trespassing Policy, Personnel Policy, Pest Control Policy, Pet Policy, Procurement Policy, Rent Collection Policy, Resident Handbook, Schedule of Maintenance Charges, Shed Policy, Tenant Participation Policy, Transfer Funds Policy, Travel Policy, Vehicle Policy and Zero Income Policy.

(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) 5th
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

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

(3) Assignment

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

One

- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

B. Section 8

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

Policies: Section 8 Administrative Plan, SEMAP Certification

(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):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies

for screening purposes?

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

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

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

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

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

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)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Any change in income is to be reported to the office within 15 days of the change. If the family's income increases by a threshold of more than \$80 per month, the resident's rent will also increase. If a family's composition changes, the change must be reported within 10 days of the change.

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

(2) Flat Rents

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

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

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. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

PLEASE NOTE: IN 2007, 2008, 2009, 2010 AND POSSIBLY 2011, WE ANTICIPATE TO TRANSFER/VACATE APARTMENT UNITS TO DO MODERNIZATION WORK. (REPLACE WIRING) WE ANTICIPATE TO COMPLETE 25 TO 30 UNITS PER YEAR

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

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

(1) Hope VI Revitalization

a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name:

Development (project) number:

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

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

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

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

e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual

Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

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

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

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

(2) Program Description

a. Size of Program

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

homeownership option?

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

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:

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

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

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

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

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

A. PHA Progress in Meeting the Mission and Goals Described in the 5-

Year Plan

(Provide a statement of the PHA's progress against the goals and objectives-see Supporting Documentation Attachment A)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan (see Supporting Documentation Attachment B)
- b. Significant Amendment or Modification to the Annual Plan (see Supporting Documentation Attachment B)

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

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

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Megan Grinnen

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 02/26/2009

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Tony Arduini, Whiteside County Board Chairman

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.

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

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following

actions and commitments: (describe below)

(4) (Reserved)

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

10. Project-Based Voucher Program

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

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

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

(i1032a01)

Supporting Document

WCHA Progress in Meeting the Mission and Goals Described in the 5 - Year Plan

The following is a statement of the WCHA's progress against the goals and objectives established in the previous 5-Year Plan for the period 2005-2009 (Annual 2005).

PHA Goal: Expand the supply of assisted housing
Objective: Reduce public housing vacancies 3/31/2008

The administrative and maintenance staff works closely together to monitor their progress in reducing the number of days that a unit is vacant. They have created a written report which indicates how many days it takes the maintenance department to prepare a vacant unit for a new family. The report also allows the administrative staff to indicate how long it takes them to put a new family in a vacant unit.

PHA Goal: Acquire, manage, or build units or developments with amenities for the handicapped/disabled by 9/2006.

This goal was achieved last year (9/2006) when the not-for-profit Whiteside County Dwellings Upgrade Association, Inc. partnered to apply for and manage a new tax credit housing development built in Rock Falls, Illinois. The housing authority previously designated Garden Homes and Civic Plaza I as elderly/near-elderly only projects. So, there was a need to have additional housing for the handicapped/disabled to replace Garden Homes and Civic Plaza I. The regulations require that at least nine of the units at Crowne Hill Estates are to be filled with handicapped/disabled person(s).

Supporting Document page 2 (il032a01)

PHA Goal: Improve the quality of assisted housing
Objectives: Improve public housing management- PHAS score (by 6/2007)

The administrative and maintenance staff worked very hard to obtain high performer status through PHAS/MASS this year. Last year WCHA was a standard performing agency. This year our PHA received a high-performer score. We met this goal -2006.

Objectives: Increase customer satisfaction: have staff attend in-house and other customer service training prior to 10/2007. Trying to locate a firm to put on an on-site customer service training for the administrative/maintenance staff. The training that we have found on this particular topic is extremely expensive. It is possible that we will try to sponsor a customer service training with another housing authority to minimize the costs.

PHA Goal: Provide an improved living environment.
Objectives: Continue to designate developments or building for particular resident groups (elderly, near-elderly) at Garden Homes and Civic Plaza I (8/2007)

The Garden Homes and Civic Plaza I projects were designated as near-elderly only as of 5/1/2002. The designation was for five years. During this 2007 Annual/Five-Year Plan the WCHA will request a two-year extension to the near-elderly designation for Garden Homes and Civic Plaza I -5/2007-subject to HUD approval.

(i1032b01)

Supporting Documentation

Definition of Significant Amendments and Substantial Deviations/Modifications to the Plan

The Whiteside County Housing Authority (WCHA) will modify the Five-Year/Annual Plan in accordance with the requirements for significant amendments to the PHA Plan whenever a substantial deviation occurs.

A substantial deviation is defined as any occurrence which meets one or more of the following criteria:

Any change that would: alter the organization of the waiting list; or any additional non-emergency work items (items that are not currently included in the Annual State or the Five-Year Plan) or any change in the use of the replacement reserve funds under the Capital Fund Program or; any change with regard to the demolition, disposition, designation, homeownership program or conversion activities.

The WCHA will consult with the Resident Advisory Board (RAB);

Supporting Document page 2 (il032b01)

The WCHA will ensure consistency with the State of Illinois Consolidated Plan;

The WCHA will provide for a review of any of the amendments/modifications by the public during a 45-day public review/comment period;

The WCHA shall not adopt the amendment or modification until the WCHA Board of Commissioners has held a public meeting/hearing and;

The WCHA shall not implement the amendment or modification until notification of the amendment or notification is provided to HUD and approved by HUD in accordance with HUD's Five-Year/Annual Plan review procedures.

(il032c01)

Supporting Document

Resident Advisory Board Members

Fred Swanson - resident of Civic Plaza I

Dora Goff - resident of Garden Homes

-resident from Coloma Homes

-resident from Housing Choice Voucher Program

Honorary Member: Mayor Dave Blanton, City of Rock Falls

Please Note: the residents at Coloma Homes and the HCV residents were given written notice that W.C.H.A. is in need of additional residents to serve on the Resident Advisory Board.

(il032d01)

Supporting Documentation

Attachment D

VAWA

The Violence Against Women Act was first passed in 1994, it was amended January 1, 2006. It is a fact that domestic violence does contribute to “homelessness”. Though the act refers to violence against women, it is not gender specific.

The definition of “homelessness” is: an individual who

1. is sharing the housing of other persons due to the loss of their housing, economic hardship, or a similar reason;
2. is living in a motel, hotel, trailer park, or campground due to the lack of alternative adequate accommodations;
3. is living in an emergency or transitional shelter;
4. is abandoned in a hospital; or
5. is awaiting foster care placement; (an individual who has a primary nighttime residence that is a public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings; or migratory children who qualify as homeless under this section because the children are living in circumstances as described here).

The Whiteside County Housing Authority (WCHA) provides, or offers assistance to victims of domestic violence, dating violence, sexual assault or stalking to help them to live in a safe environment. 1. The victim and/ or their children are referred locally to the YWCA Domestic Violence Shelter. The staff at the shelter is specifically trained to handle domestic violence, sexual assault or stalking issues. 2. The WCHA can and does issue a trespassing notice to the victim’s assailant to protect the victim and his/her family.

The Whiteside County Housing Authority shall not deny and applicant to any public housing project or to the Housing Choice Voucher program who has been a victim of domestic violence, dating violence, or stalking, if the applicant is otherwise qualified for admission. The Whiteside County Housing Authority public housing dwelling Lease contains provisions regarding criminal activity directly relating to domestic violence, dating violence or stalking are not to be considered a violation of the lease by the victim or threatened victim of that criminal activity justifying termination of the victim’s lease or the threatened victim’s lease.

The Whiteside County Housing Authority may terminate Housing Choice Voucher Assistance to a resident if the housing agency can demonstrate an actual imminent threat to other residents or

those employed at or providing service to the property or public housing agency, if that resident is not evicted or terminated from assistance. Nothing in VAWA shall be construed to supersede any provision of any Federal, State or local law that provides greater protection. The public housing Admissions & Continued Occupancy Policy also includes a section on VAWA.

A public housing agency may request that an individual certify via a HUD approved certification form that the individual is a victim of domestic violence, dating violence or stalking and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in the previous paragraphs. Such certification shall include: the name of the perpetrator. The individual shall provide such certification within 14 business days after the public housing agency requests such certification. If the individual does not provide the certification within 14 business days after the public housing agency has requested such certification in writing, nothing may be construed to limit the authority of the public housing agency to evict any tenant or lawful occupant that commits violations of the lease. The housing authority may extend the 14 day deadline at its discretion.

“satisfactory certification” – provide the requesting public housing agency with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse in which the professional attest under penalty of perjury to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse and the victim of domestic violence, dating violence, or stalking has signed or attests to the documentation; or produces a Federal, State, or local police or court record.

CARBON MONOXIDE DETECTOR ACT PLAN

The Carbon Monoxide Detector Act is effective as of January 1, 2007 and requires that a carbon monoxide detector is to be installed within 15 feet of a bedroom (a room where someone sleeps) and where there is a possibility for combustion, such as with a gas furnace (does not apply to electric base board heat). The Whiteside County Housing Authority has complied as of January 1, 2007 and has installed battery operated carbon monoxide detectors in all units with gas furnaces. When a resident moves in to property owned by the Whiteside County Housing Authority the resident is required to sign an addendum to their lease regarding the Carbon Monoxide Detector Act. The addendum provides the resident with information about the Act and informs the resident that at move-in the Whiteside County

Housing Authority tests the detector to make sure it is operating correctly. After the resident moves in, it is their responsibility to replace the batteries and make sure the carbon monoxide detector is tested regularly and that it is operating correctly. The carbon monoxide detector is installed for the resident's safety and it is the law in Illinois. When a resident moves out of WCHA they are to leave their carbon monoxide detector; or they will be charged a replacement fee.

(il032e01)

Supporting Documentation

PHA MANAGEMENT ORGANIZATIONAL CHART

WHITESIDE COUNTY HOUSING AUTHORITY

BOARD OF COMMISSIONERS
|
EXECUTIVE DIRECTOR
SECRETARY/TREASURER/PHM
|
DEPUTY DIRECTOR

ADMINISTRATION

ACCOUNTANT/COMPUTER
SYSTEM ADMINISTRATOR
|
SECTION VIII INSPECTOR/
INVENTORY PROCUREMENT
|
LOW-INCOME LEASING &
OCCUPANCY SPECIALIST
|
SECTION VIII PROGRAM DIRECTOR
|
RECEPTIONIST/CASHIER/INTAKE
|
ASSISTANT ACCOUNTANT
|
SECTION VIII/ CEDAR WOOD

MAINTENANCE

MAINT. SUPERVISOR
|
MAINT. FOREMAN
|
MAINT. TECHNICIAN
|
MAINT. DETAILER
|
CUSTODIAN-HELPER
PART TIME |

(il032f01)
Supporting Document

WHITESIDE COUNTY HOUSING AUTHORITY
COMMUNITY SERVICE POLICY

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, establishes a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. Community service is a service for which individuals are not paid. The Whiteside County Housing Authority (herein referred to as PHA) believes that the community service requirement should be perceived as a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them.

In order to effectively implement this new requirement, the PHA establishes the following Policy, effective April 1, 2001.

1. Community Service

The PHA will provide residents, as identified, are required to participate in community service, a variety of volunteer activities and locations where the activities can be performed. The activities may include, but are limited to:

- Improving the physical environment of the resident's developments;
- Selected office related services in the development or Administrative office;
- Volunteer services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc;
- Neighborhood group special projects
- Self improvement activities such as household budgeting, credit counseling, English proficiency, GED classes or other educational activities; and
- Tutoring elementary or high school age residents.

Voluntary political activities are prohibited.

2. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Service Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may (depending upon the size of the program) contract the Community Service program out to a third party.

Page 2 (il032f01)

In conjunction with the Community Service program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities. The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which resident(s) may select.

The PHA will assure that the service is not labor that would normally be performed by PHA employees for essential maintenance and property services,

3. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month, or a total of 96 hours per year, can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. Such activities can include, but not be limited to:

- apprenticeships and job readiness training;
- substance abuse and mental health counseling and treatment;
- English proficiency, GED adult education, junior college or formal education;
- household budgeting and credit counseling;
- small business training.

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social service agencies, volunteer organizations and TANF agencies.

4. Geographic Location

The PHA recognizes that the intent of this requirement is to *have* residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

5. Exemptions

In accordance with provisions in the Act, the PHA will exempt from participation

in community service requirements the following groups:

- adults who are 62 years of age or older;
- persons engaged in work activities as defined under Social Security (full-time or part time employment); participants in a welfare to work program;
- persons receiving assistance from and in compliance with State programs funded under part A, title IV of the Social Security Act; and the disabled but only to the extent the disability makes the person "unable to comply" with the community service requirements.

Page 3 (il032f01)

The PHA will determine, at the next regularly scheduled re-examination, the status of each household member eighteen (18) years of age or older with respect to the requirement to participate in community service activities. The PHA will use the "Monthly Time Sheet" to document resident eligibility and the hours of community service. A record for each adult will be established and community service placement selections made. Each non-exempt household member will be provided with forms to be completed by a representative of the service or economic self-sufficiency activity verifying the hours of volunteer service conducted each month.

The PHA will also assure that procedures are in place, which provides residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- going from unemployment to employment; entering a job training program; entering an educational program that exceeds eight (hours) monthly or 96 hours per year.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activity;
- birth certificates to verify age 62 or older; or
- if appropriate, verification of disability limitations.

6. Lease Requirements and Documentation

The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the terms of the lease. The lease has been updated with a Lease Addendum which includes the requirements for compliance with community service.

The addendum provides for termination and eviction of the entire household for

such non-compliance. The addendum provisions will be implemented for current residents at the next regularly scheduled reexamination on or after April 1, 2001, and for all new residents effective April 1, 2001. The PHA will not renew or extend a lease if a household contains a non-exempt member who has failed to comply with the community service requirement.

7. Non-Compliance

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, the PHA shall take action to terminate the lease.

(il032g01)

Supporting Documentation

Authorization for Pet Ownership Form

(Please fill out one form for each pet)

I hereby apply for approval to keep the following pet in my dwelling unit.

Pet Owner's Name: _____

Pet Owner's Address _____

Home phone: _____ Work Phone: _____

Pet's Name _____ Type/Breed: _____

Spayed or Neutered? _____ License/ID# _____

Veterinarian's Name _____ Verification of shots/if required: _____

Address: _____ Phone# _____

Emergency Caregiver's Name 1. _____ Address _____

_____ Phone Number _____

Emergency Caregiver's Name 2. _____ Address _____

_____ Phone Number _____

I have read and understand the Pet Policy and the rules governing pets. I (and all members of my household) promise to abide by the policy and the rules governing pets. I also give Whiteside County Housing Authority my permission to contact either of the caregivers I have listed (if I can not be located/or in case of an emergency).

Signature of Pet Owner: _____ Date _____

Approved By: _____ Date _____

Please attach to this form the following: 1. Picture of the Pet 2. Shot/Rabies Certification
3. Proof of name/address tag Note: An *emergency caregiver* is someone the Resident designates to take care of their pet in case of an emergency/and or in their absence. Please make sure that you contact the caregiver(s); so that they are aware you have listed them as a caregiver and that they are willing to be responsible for your pet.

(il032g01)

18.0 PET POLICY

Rev: 11/03

18.1 Exclusions

The purpose of this Pet Policy is to establish rules governing the ownership of common household pets in and on properties owned and operated by the Whiteside County Housing Authority. In accordance with federal regulations, this policy does not apply to animals that are used to assist, support or provide services to persons with disabilities. Any animals used to assist people with disabilities are allowed in all public housing facilities with no restrictions, other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe and sanitary manner and to refrain from disturbing their neighbors.

18.2 Pets in Public Housing

The Whiteside County Housing Authority allows for pet ownership in accordance with State and local laws in its developments with written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold the Whiteside County Housing Authority harmless from any claims caused by an action or inaction of the pet.

18.3 Approval

Residents must receive *prior* written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is found outside running loose.

18.4 Types and Number of Pets

The Whiteside County Housing Authority Housing Authority will allow only common household pets. This means only domesticated animals such as the following shall be allowed (two animals per apartment – 1 dog or 1 cat plus 1 caged animal such as a hamster, a rabbit, a bird, etc.) a dog, a cat, birds (maximum of two, and not wild birds), a

(il032g01)

hamster, a guinea pig, a gerbil, a rabbit (these must be inside of a cage) fish in aquariums (no bigger than 10 gallons) or a turtle (in a bowl) will be allowed in units. Common household pets do not include reptiles (except turtles), ferret's or other's that are not listed above. If this definition conflicts with a state or local law or regulation, the state or local law, or regulation shall govern. All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact. All cats must have their front claws removed.

Any apartment is permitted to have one cat, or one dog. However a tenant who lives in a four-bedroom unit is permitted to have one dog and one cat, because of the size of the unit (the tenant pays two pet deposits). Please see the chart below:

Unit Size	Pets
One Bedroom	one
Two Bedrooms	one
Three Bedrooms	one
Four or More Bedrooms	two

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

The adult weight of dogs and cats may not exceed 25 pounds. The adult height for dogs and cats shall not exceed 18 inches.

18.5 **Inoculations**

In order to be registered, pets must be appropriately inoculated against rabies, distemper

and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Whiteside County Housing Authority to confirm the inoculations.

(il032g01)

18.6 Pet Deposit

A pet deposit of **\$200** is required prior to acquiring the cat/dog. The deposit may be made in payments, not exceeding sixty days. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage because of the pet. A separate deposit is required for each dog/cat. In the Coloma Homes family project there will be an additional nominal non-refundable monthly fee of \$10.00, due from each dog owner. This fee is to cover reasonable operating costs to the project related to dogs.

18.7 Financial Obligation of Residents

Any resident who owns or keeps any pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Whiteside County Housing Authority reserves the right to exterminate and charge the resident.

18.8 Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Whiteside County Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself. It is unlawful to keep any animal which disturbs the peace by loud noise at any time of the day or night.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more, at any time of the day or night, shall be considered a nuisance.

18.9 Designation of Pet areas

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit. A cat is to be an inside pet (no outdoor cages may be constructed). Pets are not to be chained, or put on a rope unattended/while outside. No alterations may be made to the dwelling, or dwelling area, to create an enclosure for a pet. Pet owners must clean up after their pets and are responsible for disposing of pet waste (tenant may want to purchase a scoop for disposing of animal waste while outside).

(i1032g01)

With the exception of assistive animals no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, beauty shop, hallways or office in any of the housing authority sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

18.10 Miscellaneous Rules

A dog may not be left unattended in a dwelling unit for over 10 hours. If the pet is left unattended and no arrangements have been made for its care, the Whiteside County Housing Authority will have the right to enter the premises and take the pet and board it at a local animal care facility at the total expense of the resident.

No dog, or cat, is to be left tied up outside at any time. If a dog is outside they are to be with an adult, or a child, no younger than 12 years of age.

All Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the (pet's name) resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner. (not flushed down the toilet)

A pet owner shall physically control or confine his/her pet (inside in a cage, etc.) during the times when Housing Authority employees, agents of the Housing Authority, or others, must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc. The pet shall be confined when the resident requests a work order for their apartment, or when the resident receives notification from the Whiteside County Housing Authority that it is necessary to enter the apartment.

(il032g01)

If a pet cause's harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other conditions of this policy may be required to remove his/her pet from the development. The pet owner may also be subject to termination of his/her dwelling lease. The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

18.11 Visiting Pets

The Whiteside County Housing Authority does not permit visiting pets on any Whiteside County Housing Authority property. The Housing Authority is concerned that visiting pets may not have had their proper shots, could be ill or unruly. So, for the safety of all residents no visiting dogs, or pet sitting, shall be allowed.

18.12 Removal of Pets

The Whiteside County Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Whiteside County Housing Authority has permission to call the emergency caregiver, designated by the resident to take the pet and care for it until family or friends claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

Annual Statement/Performance and Evaluation Report (il032h01)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: WHITESIDE COUNTY HOUSING AUTHORITY 401 West 18 th Street Rock Falls, IL 61071	Grant Type and Number Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:	Federal FY of Grant:
---	---	-----------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2006 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	10772.00	10772.00	10772.00	10772.00
3	1408 Management Improvements	29500.00	29500.00	29500.00	21450.59
4	1410 Administration	25000.00	22748.37	22748.37	22748.37
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39000.00	39000.00	39000.00	39000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	172961.00	184608.00	184608.00	184608.00
10	1460 Dwelling Structures	286387.07	301400.32	301400.32	299400.32
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	712.93	1743.31	1743.31	1743.31
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	25439.00	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	589772.00	589772.00	589772.00	579722.59
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	29500.00	29500.00	29500.00	
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report				(i1032h01)		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: WHITESIDE COUNTY HOUSING AUTHORITY 401 West 18 th Street Rock Falls, IL 61071			Grant Type and Number Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report				(i1032h01)				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071			Grant Type and Number Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	SECURITY SERVICES	1408		29,500.00	29,500.00	29,500.00	21450.59	WORK IN PROGRESS
	COORDINATOR/ADMIN	1410		25,000.00	22,748.37	22,748.37	22,748.37	COMPLETE
	OPERATIONS	1406		10,772.00	10,772.00	10,772.00	10,772.00	COMPLETE
	CONTRACT FOR A&E	1430		39,000.00	39,000.00	39,000.00	39,000.00	COMPLETE
IL32-3	REPLACE WATER PIPING	1460		286,387.07	299775.32	299775.32	297775.32	WORK IN PROGRESS
	REPLACE CARPET	1450		74,911.00	79,883.00	79,883.00	79,883.00	COMPLETE
	ASBESTOS ABATEMENT	1450		44,900.00	52,075.00	52,075.00	52,075.00	COMPLETE
	PAINT COMMON AREAS	1450		52,650.00	52,650.00	52,650.00	52,650.00	COMPLETE
	RE-INSTALL SHELIVING	1460		0	1200.00	1200.00	1200.00	COMPLETE

Annual Statement/Performance and Evaluation Report (il032h01)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	RELOCATION (DUE TO ASBESTOS REMOVAL)	1495		712.93	1743.31	1743.31	1743.31	COMPLETE
	RELOCATE EXIT LIGHT/SMOKE DETECTORS (DUE TO PLUMBING WORK)	1460		0	425.00	425.00	425.00	COMPLETE
	INSTALL WINDOW TINT & COVERINGS	1450		500.00	0	0	0	ITEM DELETED
	CONTINGENCY	1502		25,439.00	0	0	0	
				589,772	589,772	589,772	579,722.59	

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report				(il032h01)			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Whiteside County Housing 401 West 18 th Street Rock Falls, IL 61071			Grant Type and Number Capital Fund Program No: 501-04 Replacement Housing Factor No:			Federal FY of Grant: 04	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/13/06		9/13/06	9/13/08			
IL32-001	9/13/06		9/13/06	9/13/08			
IL32-003	9/13/06		9/13/06	9/13/08			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report		(il032i01)			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: WHITESIDE COUNTY HOUSING AUTHORITY 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	28,000.00	30,000.00	0	0
4	1410 Administration	30,000.00	33,000.00	3133.16	3133.16
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	40,000.00	34,850.00	29,622.50
8	1440 Site Acquisition				
9	1450 Site Improvement		6223.35	0	0
10	1460 Dwelling Structures	330,347.00	310,723.03	234,937.63	68,588.88
11	1465.1 Dwelling Equipment—Nonexpendable	11,000.00	22,438.63	22,438.63	0
12	1470 Nondwelling Structures		30,000.00	0	0
13	1475 Nondwelling Equipment	19,000.00	30430.47	30,430.47	24,503.97
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	45,000.00	531.52	531.52	531.52
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	30,000.00	30,000.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	533,347.00	533,347.00	326,321.41	132,306.53
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	28,000.00	30,000.00		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures		24,750.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032i01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071			Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 05		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	SECURITY GUARD SERVICES	1408		28,000	30,000	0	0	CONTRACT TO BE SIGNED 10/06
	COORDINATOR FEES/ADS	1410		25,000	25,000	3133.16	3133.16	
	A&E SERVICES	1430		40,000	40,000	34,850.00	29,622.50	IN PROGRESS
	ENERGY AUDIT	1410		5,000	8,000	0	0	BID OPENING 11/06
	UPDATE/REPLACE COMPUTERS/SOFTWARE	1475		11,000	24,504	24,503.97	24,503.97	COMPLETED
	CONSTRUCT MAIN STORAGE BLDG	1470		0	30,000	0	0	TO BE BID IN MARCH 07
IL32-3	REPLACE DOMESTIC WATER PIPING/2 ND PHASE	1460		330,347	199,821	124,035.68	67,429.68	WORK IN PROGRESS
	REPLACE COMMUNITY ROOM FURNITURE	1475		8,000	5,926	5,926.50	5926.50	COMPLETED
	UPGRADE SECURITY SYSTEM	1465		11,000	22,439	22,438.63	0	WORK IN PROGRESS
	RELOCATION	1495		45,000	532	531.52	531.52	COMPLETED
IL32-1	MULCH	1450		0	6,223	0	0	TO BE DONE IN OCT 06

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032i01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071			Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 05		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	REPLACE EXTERIOR LOCKS	1460		0	86,152	86,151.95	1159.20	WORK IN PROGRESS
	REPLACE OUTSIDE SECURITY LIGHTS	1460		0	24,750	24,750.00	0	WORK IN PROGRESS
	CONTINGENCY	1502		30,000	30,000	0	0	
				533.347	533.347	326,321.41	132,306.53	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032i01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Whiteside County Housing 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program No: 501-05 Replacement Housing Factor No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/13/07			9/13/09			
IL32-1	9/13/07			9/13/09			
IL32-3	9/13/07			9/13/09			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report		(il032j01)			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					Federal FY of Grant:
PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,000.00	11,000.00	0	0
3	1408 Management Improvements	30,000.00	30,000.00	0	0
4	1410 Administration	25,000.00	25,000.00	283.18	283.18
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000.00	42,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	362,208.00	362,208.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	8,500.00	8,500.00	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	21,384.00	21,384.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	500,092.00	500,092.00	283.18	283.18
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032j01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	SECURITY SERVICES	1408		30,000	30,000	0	0	TO BE BID IN 07
	COORDINATOR FEES/ADMIN	1410		25,000	25,000	283.18	283.18	
	A&E SERVICES	1430		42,000	42,000	0	0	OUT FOR BID
	OPERATIONS	1406		11,000	11,000	0	0	
IL32-1	REPLACE WIRING IN APTS	1460		336,000	336,000	0	0	TO BE BID IN 07
	REPLACE APT LIGHT FIXTURES	1460		9,408	9,408	0	0	TO BE BID IN 07
	REPLACE PHONE JACKS/WIRING	1460		5,600	5,600	0	0	TO BE BID IN 07
	INSTALL NEW CABLE WIRE/OUTLETS	1460		11,200	11,200	0	0	TO BE BID IN 07
	RELOCATION	1495		8,500	8,500	0	0	TO BE BID IN 07
	CONTINGENCY	1502		21,384	21,384	0	0	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032j01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: 501-06 Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				500,092	500,092	283.18	283.18	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report (il032j01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Whiteside County Housing 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program No: 501-06 Replacement Housing Factor No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Pha wide	7/17/08			07/17/10			
II32-1	07/17/08			07/17/10			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report		(il032k01)			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Whiteside County Housing Authority 401 West 18 th Street Rock Falls, IL 61071		Grant Type and Number Capital Fund Program Grant No: 501-07 Replacement Housing Factor Grant No:			Federal FY of Grant:
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,000.00			
3	1408 Management Improvements	30,000.00			
4	1410 Administration	25,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	362,208.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	8,500.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	21,384.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	500,092.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan			(il032i01)		
Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 4/1/08 – 3/31/09	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 4/1/09 – 3/31/10	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 4/1/10 – 3/31/11	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 4/1/11 – 3/31/12
	Annual Statement				
PHA WIDE		108,000	108,000	108,000	
IL32-1		370,708	370,708	370,708	
IL32-2					
IL32-3					
CFP Funds Listed for 5-year planning		500,092	500,092	500,092	
Replacement Housing Factor Funds					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan			(il032101)		
Part II: Supporting Pages—Work Activities					
Activities for Year :__4_ FFY Grant: PHA FY:			Activities for Year: __5 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	SECURITY SERV.	32,000.00	PHA WIDE	SECURITY SERVICES	32,000.00
PHA WIDE	A&E	40,000.00		A&E	40,000.00
PHA WIDE	COORDINATOR	25,000.00		COORDINATOR	25,000.00
PHA WIDE	OPERATIONS	11,000.00		OPERATIONS	11,000.00
IL32-1	REPLACE/REPAIR WIRING IN APTS	336,000.00		UPGRADE COMPUTERS/SOFTWARE	10,000.00
IL32-1	LIGHT FIX/APTS	9,408.00		UTILITY ALLOW REVIEW	3,500.00
IL32-1	PHONE WIRE/JACKS	5,600.00		PURCHASE MAINT RADIOS	5,000.00
IL32-1	CABLE WIRE & OUTLETS	11,200.00		TRAINING ASSISTANCE	2,000.00
IL32-1	RELOCATION	8,500.00		PURCHASE LAWN VACUUM	4,000.00
IL32-1	CONTINGENCY	21,384.00		PURCHASE MAINT TRUCK	22,000.00
				ENERGY AUDIT	8,000.00
				PHYSICAL NEEDS ASSESSMENT	5,000.00
				COMPACT TRACTOR	10,000.00
			IL32-1	REPLACE CLOSET DOORS	648,000.00
			IL32-1	REPLACE TILE/APTS	500,000.00
			IL32-1	REPLACE ELECTRIC METERS	16,500.00
			IL32-1	MULCH	10,000.00
			IL31-1	REPLACE EXTERIOR DOORS	155,000.00
			IL32-1	REPLACE INTERIOR DOORS	75,000.00
Total CFP Estimated Cost		\$500,092			\$

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			IL32-1	REPLACE DIELECTRICS IN WATER PIPING	25,000.00
			IL32-1	REPLACE/REPAIR OUTSIDE FENCE	3,000.00
			IL32-1	INSTALL DYER VENTS/UTILITY ROOM	8,000.00
			IL32-1	GUTTERS/DOWNSPOUTS	37,500.00
			IL32-1	BATHROOMS/REPLACE VANITY, TUB, FAUCETS, SHOWERHEADS, TUBS, SHOWER SURROUNDS, SINKS	500,625.00
			IL32-1	SOFFITS & FASCIA	108,000.00
			IL32-1	REPLACE VENTS/BLDGS	12,500.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

			IL32-1	LANDSCAPING/BUSHES/SEEDING/ FLOWERS	5,000.00
			IL32-1	SHEDS/REPLACE OR REPAIR SIDING. ELEVATE DUE TO WATER POOLING	94,500.00
			IL32-1	ADD ON TO ADMIN BLDG	50,000.00
			IL32-1	ADD ON TO MAINT BLDG	40,000.00
			IL32-1	TRIM/SHUTTERS ON APTS BLDGS	135,000.00
			IL32-1	TUCK POINT & SEAL BRICK	175,000.00
			IL32-1	RENOVATE ADMIN OFFICE	25,000.00
			IL32-1	REPLACE SIDING ON BLDGS	140,000.00
			IL32-1	CLEAN AIR DUCTS	38,000.00
			IL32-1	BLACKTOP 18 TH + PARKING AREAS	45,000.00
			IL32-1	REPLACE CURBS	18,000.00
			IL32-1	SEAL 17 TH ST	15,000.00
			IL32-1	REPLACE FURNACES	120,000.00
			IL32-1	REPLACE WATER HEATERS	45,000.00
			IL32-1	PAINT/REPAIR/REMOVE PLAYGROUND EQ.	12,000.00
			IL32-1	ASBESTOS REMOVAL	25,000.00
			IL32-1	REMOVE/ADD/REPLACE GAS PIPING/FITTINGS/VALVES, T'S	10,000.00
			IL32-1	INSTALL ANTI-TIP ANCHORS/STOVES	7,500.00
			IL32-1	EXTERIOR PAYMENT BOX	1,000.00
			IL32-1	FROST FREE REFRIGERATORS	50,000.00
			IL32-1	CARBON MONOXIDE DETECTORS	18,750.00
			IL32-1	BOXES FOR RESIDENT INFO	6,250.00
			IL32-1	REPLACE STAIR TREADS	75,000.00
			IL32-1	ADD INSULATION TO BLDGS	63,000.00
			IL32-1	PAINT APTS	90,000.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

			IL32-1	KITCHEN CEILING/REPLACE/REPAIR/DRY WALL	25,000.00
			IL32-1	BLDG IDENTIFICATION SIGNS/17 TH SIDE OF STREET	3,000.00
			IL32-1	REPLACE PLUMBING THROUGHOUT APTS	1,500,000.00
			IL32-1	REPLACE DRYWALL THROUGHOUT APTS	250,000.00
			IL32-1	REPLACE OUTSIDE MAIN BREAKERS/COVERS ON BOXES	25,000.00
			IL32-1	MAINT/STORAGE SHED	25,000.00
			IL32-1	REPLACE ROOFING	129,600.00
			IL32-1	REPLACE MAILBOXES	6,250.00
			IL32-1	REPAIR/REPLACE/ADD SIDEWALKS	10,000.00
			IL32-1	REMOVE/TRIM/ADD TREES	10,000.00
			IL32-1	REPLACE STOVES	37,500.00
			IL32-1	CLEAN FURNACES	12,500.00
				SUB-TOTAL IL32-1	4,114,475.00
			IL32-2	REPLACE CLOSET DOORS	50,000.00
			IL32-2	MULCH	2,500.00
			IL32-2	BATHROOMS/REPLACE VANITY, TUB, FAUCETS, SHOWERHEADS, TUBS, SHOWER SURROUNDS, SINKS	175,000.00
			IL32-2	RELOCATION	10,000.00
			IL32-2	REPLACE TILE IN APTS/COMM ROOM	16,000.00
			IL32-2	ASBESTOS REMOVAL	15,000.00
			IL32-2	PAINT APTS & COMM ROOM	41,000.00
			IL32-2	ADD/REPLACE OUTSIDE LIGHTING	25,000.00
			IL32-2	TUCK POINT/SEAL BRICK	150,000.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

			IL32-2	REPAIR/REPLACE/ADD SIDEWALKS	8,000.00
			IL32-2	CLEAN AIR DUCTS	12,000.00
			IL32-2	REPLACE KITCHEN CUPBOARDS - APTS AND COMM ROOM	124,000.00
			IL32-2	REPLACE FURNACES	65,000.00
			IL32-2	UPGRADE FIRE/EMERGENCY CALL SYSTEM	15,000.00
			IL32-2	ADD OUTLETS IN APTS	10,000.00
			IL32-2	REPLACE WATER HEATERS	12,000.00
			IL32-2	INSTALL EXTRA CABLE HOOK- UPS	3,000.00
			IL32-2	REPLACE ROOFING	84,320.00
			IL32-2	REPLACE CARPETS - APTS	25,000.00
			IL32-2	REPLACE DIELECTRICS/PIPING TO WATER HEATHERS	
			IL32-2	REPLACE CURBS	12,000.00
			IL32-2	REPAIR/REPLACE THRESHOLDS TO EXTERIOR DOORS	8,225.00
			IL32-2	BLACKTOP ROAD	30,000.00
			IL32-2	INSTALL CARBON MONOXIDE DETECTORS	4,000.00
			IL32-2	REPLACE REGISTER VENTS	10,000.00
			IL32-2	REPLACE GABLE VENTS	7,000.00
			IL32-2	REPLACE STOVES	12,000.00
			IL32-2	REMOVE/TRIM/ADD TREES	5,000.00
			IL32-2	LANDSCAPING/ BUSHES/SEEDING/FLOWERS	5,000.00
				SUB-TOTAL IL32-2	936,045.00
			IL32-3	ENLARGE LAUNDRY ROOM	82,500.00
			IL32-3	REPLACE/ADD/EXPAND SECURITY EQUIP	8,000.00
			IL32-3	REPLACE ROOF	73,000.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

			IL32-3	ADD/REPAIR/REPLACE SIDEWALKS	9,500.00
			IL32-3	REPLACE KITCHEN FAUCETS	9,500.00
			IL32-3	UPGRADE/REPLACE FIRE & EMERGENCY ALARMS	10,000.00
			IL32-3	REPLACE CLOSET DOORS	238,000.00
			IL32-3	INSTALL EMERGENCY CORDS IN LIVING ROOMS	25,000.00
			IL32-3	REPLACE A/C SLEEVES	14,100.00
			IL32-3	INSTALL OVERHEAD LIGHTS IN LIVING ROOMS	10,000.00
			IL32-3	PAINT APTS/Common AREAS	90,000.00
			IL32-3	INSTALL CEILING FANS IN HALLWAYS	10,000.00
			IL32-3	REPLACE PHONE LINES /JACKS THROUGHOUT BLDG	80,000.00
			IL32-3	EXPAND PARKING AREA	15,000.00
			IL32-3	INSTALL PATIO IN BACK OF BLDG	5,000.00
			IL32-3	ADDITIONAL OUTLETS IN APT	60,000.00
			IL32-3	REPLACE SINKS – 1 ST FLOOR APTS/RE-PLUMB IF NECESSARY	1,500.00
			IL32-3	INSTALL WATER SOFTENER	8,000.00
			IL32-3	REPLACE MOTOR ON SUMP PUMP	4,000.00
			IL32-3	REMOVE WALL IN COMMON AREA-INSTALL SHELVES	8,000.00
			IL32-3	REPLACE GENERATOR	30,000.00
			IL32-3	UPGRADE CABLE/INSTALL ADDITIONAL HOOK-UPS	25,000.00
			IL32-3	REPLACE SEWER LINES	21,000.00
			IL32-3	REPLACE/REPAIR WIRING THROUGHOUT BLDG	650,000.00
			IL32-3	REPLACE REMAINING WATER PIPING IN BLDG/APTS	450,000.00
			IL32-3	ASBESTOS REMOVAL	15,000.00

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			IL32-3	CARBON MONOXIDE DETECTORS	7,000.00
			IL32-3	REPLACE CARPET – APTS	25,000.00
			IL32-3	ADD/REPLACE OUTSIDE LIGHT FIXTURES	7,000.00
			IL32-3	REPLACE BATHROOMS – SINKS, FAUCETS, VANITIES, MIRRORS, SHOWERS, SURROUNDS, SHOWER HEADS, FAUCETS, RAILS, TILE, STOOL	200,000.00
			IL32-3	REPLACE FLOOR TILES	60,000.00
			IL32-3	RELOCATION	15,000.00
			IL32-3	TUCK POINT/SEAL BRICK	105,000.00
			IL32-3	REPLACE KITCHEN CUPBOARDS	280,000.00
			IL32-3	REPLACE LOCKS/APTS	50,000.00
			IL32-3	REPLACE REFRIGERATORS	35,000.00
			IL32-3	REPLACE STOVES	25,000.00
			IL32-3	NEW AUTO CLOSURES ON STAIRWELL DOORS	2,700.00
			IL32-3	REPLACE GARBAGE CHUTE DOORS & AUTO CLOSURES	3,600.00
			IL32-3	UPGRADE ELEVATORS	10,000.00
			IL32-3	REPLACE PRESSURE PUMPS (2)	12,000.00
			IL32-3	MULCH	2,500.00
			IL32-3	REMOVE/ADD/TRIM TREES	5,000.00
			IL32-3	REPLACE SLIDING GLASS DOORS	9,000.00
			IL32-3	LANDSCAPING- BUSHES/SEEDING/FLOWERS	5,000.00
			IL32-3	REPLACE TILE IN LNDRY ROOM	3,000.00
				SUB-TOTAL IL32-3	2,813,900.00
				GRAND TOTAL	7,864,420.00