

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Logan County Housing Authority

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Logan County Housing Authority **PHA Number:** IL040

PHA Fiscal Year Beginning: (mm/yyyy) 10/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 192 Number of S8 units: Number of public housing units:
 Number of S8 units: 62

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

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

PHA Plan Contact Information:

Name: Steve Allen Phone: (217)732-7776
 TDD: Email (if available): lcha@verizon.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- X 9. Attachment A – Statement on constructing a new office and 3 stall garage and Policy Revisions
- X 10. Attachment D – Statement on how the Logan County Housing Authority met the Carbon Monoxide and Violence Against Women Acts.

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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? 0
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 0
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: State of Illinois

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

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

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

Provides updates of the Consolidated Plan.

Provide NOFA distribution to Statewide housing organizations on federal and state funding program.

Provides assistance with the certification of consistency process.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	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
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	
X	Other supporting documents (optional) Attachment A – Statement on construction of new office building. Attachment D - Statement on how the Logan County Housing Authority met the Carbon Monoxide and Violence Against Women Acts. (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	15,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	4,000.00			
10	1460 Dwelling Structures	146,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	240,000.00			
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	33,000.00			

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
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<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
40-2	Modernization Coordinator	1410		15,000.00				
40-1 & 2	Hire a A/E firm for design work and inspections	1430		25,000.00				
40-1	Repair/replace curb stops	1450		4,000.00				
40-2	Replace old gate valves with ball valves in boiler room	1460		20,000.00				
40-2	Replace boiler safety controls with reset safety	1460		15,000.00				
40-2	Replace generator transfer switch	1460		6,000.00				
40-2	Install new main water valves (1" & 4") coming into hi-rise	1460		4,000.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
40-2	Install new make up air unit on roof of hi-rise and related ductwork and grill replacement on each floor of the hi-rise	1465		33,000.00				
40-2	Clean out vents from bathrooms to the roof, make up air ducts, and install new grills and exhaust motors	1460		15,000.00				
40-2	Install two new water softeners in hi-rise	1465		17,000.00				
40-2	Replace existing emergency lights and install additional emergency lights in the north and south stairwells of hi-rise	1460		5,000.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
40-2	Install new ceramic tile outside of elevators and seamless sheet flooring on the 2 nd through 5 th floors of hi-rise	1460		31,000.00				
40-2	Build new office building and 3 stall garage and associated work. This office and garage will be constructed on the vacant lot behind Logan Court Duplexes. Funds for this work will come from three sources. Public Housing and Section 8 funds will be paying for 87% of this work	1460		50,000.00				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Logan County Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: IL06P04050108 PHA FY: 2008	FFY Grant: IL06P04050109 PHA FY: 2009	FFY Grant: IL06P04050110 PHA FY: 2010	FFY Grant: IL06P04050111 PHA FY: 2011
	Annual Statement				
PHA Wide		65,000.00	65,000.00	40,000.00	115,000.00
40-1 Centennial Court		76,000.00	145,500.00	140,500.00	665,000.00
40-2 Logan Court		109,000.00	39,500.00	69,500.00	579,000.00
CFP Funds Listed for 5-year planning		250,000.00	250,000.00	250,000.00	1,375,000.00
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2008 FFY Grant: IL06P04050108 PHA FY: 2008			Activities for Year: 2009 FFY Grant: IL06P04050109 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Modernization Coordinator	15,000.00	PHA Wide	Modernization Coordinator	15,000.00
Annual	PHA Wide	A/E Firm	25,000.00	PHA Wide	A/E Firm	25,000.00
Statement	40-1 Centennial Court 40-2 Logan Court	Install additional insulation in the attics	25,000.00	40-1 Centennial Court	Install three new A/C units at Community Center	12,000.00
	40-1 Centennial Court 40-2 Logan Court	Clean Furnaces and vents	18,000.00	40-1 Centennial Court	Install a cage around 3 A/C units at Community Center	1,000.00
	40-1 Centennial Court	Install 25 now hot water heaters	15,000.00	40-1 Centennial Court	Install 25 now hot water heaters	15,000.00
	40-1 Centennial court	Install new hot water heater at the community Center	1,000.00	40-1 Centennial Court	Replace sewer line between the 12 and 13 building out to main	5,000.00
	40-2 Logan Court	Remodel unit 106 in hi-rise to accommodate handicap person	50,000.00	40-1 Centennial Court	Install new roofs on 7 buildings	70,000.00
	40-2 Logan Court	Install windows in lobby that opens	4,000.00	40-1 Centennial Court	Install new exterior doors, storm doors, and hardware	30,000.00
	40-1 Centennial Court 40-2 Logan Court	Repair/resurface/seal parking lots and roads	25,000.00	40-1 Centennial Court	Install new exterior lights	10,000.00
	40-1 Centennial Court	Install new mail boxes	15,000.00	40-2 Logan Court	Install flag poll	4,000.00
	40-1 Centennial Court 40-2 Logan Court	Install wood chips and sand in playground areas	10,000.00	40-1 Centennial Court 40-2 Logan Court	Replace/repair damaged concrete sidewalks	5,000.00

8. Capital Fund Program Five-Year Action Plan

	40-1 Centennial Court 40-2 Logan Court	Trim/remove trees and landscape	12,000.00	40-2 Logan Court	Install one extra large washing machine and dryer	4,000.00
	40-2 Logan Court	Install ceramic tile or seamless flooring in community bathrooms	10,000.00	40-2 Logan Court	Paint interior of hi-rise common areas, garbage room, maintenance shop, elevator room	29,000.00
	PHA Wide	Purchase new computers, printers, copier, and office equipment	25,000.00	PHA Wide	Purchase new truck or van	25,000.00
	Total CFP Estimated Cost		\$250,000.00			\$250,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :2010 FFY Grant: IL06P04050110 PHA FY: 2010			Activities for Year: 2011 FFY Grant: IL06P04050111 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Modernization Coordinator	15,000.00	PHA Wide	Modernization Coordinator	15,000.00
PHA Wide	A/E Firm	25,000.00	PHA Wide	A/E Firm	25,000.00
40-1 Centennial Court	New washer and dryers to include extra large capacity	10,000.00	40-1 Centennial Court	Install security cameras	50,000.00
			40-1 Centennial Court	Build storage sheds	50,000.00
40-1 Centennial Court	Install new roofs on 5 buildings	55,000.00	40-1 Centennial Courts	Install new concrete slab across the front of each apartment	45,000.00
40-2 Logan Court	Install new 200 gallon water heater in boiler room	7,000.00	40-1 Centennial Court	New roofs on 8 buildings	86,000.00

8. Capital Fund Program Five-Year Action Plan

40-2 Logan Court	Install new urinal with bigger lip in the men's bathroom of hi-rise	2,000.00	40-1 Centennial Court	Convert community center garage to office space	75,000.00
40-2 Logan Court	Paint outside of hi-rise	25,000.00	40-1 centennial Court	Install new stoves and vent hoods	50,000.00
40-1 Centennial Court 40-2 Logan Court	Grind down and resurface parking lots and streets	65,000.00	40-1 Centennial Court	Install new flooring	30,000.00
40-1 Centennial Court	Renovate units and buildings by replacing/repairing cabinets, vanities, tops, doors, trims, medicine cabinets, tubs, flooring, hardware, painting, plumbing, electrical, mechanical, windows, and drywall	40,000.00	40-1 Centennial Court	Replace all standing pilot furnaces with electronic ignition	149,000.00
40-1 Centennial Court 40-2 Logan Court	Miscellaneous plumbing, electrical, mechanical, building component repairs/replacement	6,000.00	40-1 Centennial Court 40-2 Logan Court	Change locks on all access panels to be keyed alike	10,000.00
			40-2 Logan Court	Install new closet doors and headers in hi-rise units	40,000.00
			40-1 Centennial Court 40-2 Logan Court	Repair/replace damaged playground equipment	5,000.00
			40-1 Centennial Court 40-2 Logan Court	Replace all entrance locks and deadbolts	35,000.00
			40-1 Centennial Court	Install additional parking	25,000.00
			40-1 Centennial Court	Repair/replace fence around dumpster	13,000.00
			40-1 Centennial Court	Install fence behind playground	2,000.00
			40-2 Logan Court	Install drop ceiling in office, community bathrooms and first floor apartments in the hi-rise	20,000.00
			40-2 Logan Court	Repair steps and walls in stairwells of hi-rise	10,000.00
			40-2 Logan Court	Install new trash compactor	15,000.00
			40-2 Logan Court	Site improvements	10,000.00

8. Capital Fund Program Five-Year Action Plan

			40-2 Logan Court	Elevator repairs	15,000.00
			40-2 Logan Court	Replace boilers	100,000.00
			40-2 Logan Court	Install new roofs on duplexes, hi-rise, and garage	90,000.00
			40-1 Centennial Court	Install new furnaces in 5 bldg and in community center	65,000.00
			40-2 Logan Court	Re-rout tile around bathtubs in hi-rise	15,000.00
			40-2 Logan Court	Replace hot water heaters in duplexes	6,000.00
			40-2 Logan Court	Install a retaining wall and fill dirt behind hi-rise	40,000.00
			40-2 Logan Court	Replace 12 furnaces	24,000.00
			40-2 Logan Court	Install new windows in Hi-rise	100,000.00
			40-2 Logan Court	Generator repair/replacement	45,000.00
			40-2 Logan Court	Install fence	12,000.00
			40-2 Logan Court	Install new entrance door motion presence system in hi-rise	12,000.00
			PHA Wide	Office equip/computer system upgrade/office furniture	25,000.00
			PHA Wide	Purchase home under the section 32 Homeownership Program	50,000.00
			40-2 Logan Court	Install Safety Elements on each stove in the hi-rise	15,000.00
Total CFP Estimated Cost		\$250,000.00			\$1,375,000.00

ATTACHMENT A

New office and garage

Construct new office building consisting of approximately 1800 to 2200 square feet and a three-stall garage. These buildings will be constructed on a vacant lot behind the Logan Court Duplexes. The approximate cost for this work is as follows:

OFFICE	\$281,000
3 STALL GARAGE	46,800
SITE WORK	55,000
BASEMENT	<u>20,000</u>
TOTAL	\$402,800
10% CONTINGENCY	40,280
A/E FEES	<u>40,000</u>
TOTAL	\$483,080

Please note that the garage could be built at a later date.

Money to come from:

PUBLIC HOUSING RESERVES	\$390,000
SECTION 8 RESERVES	30,000
CAPITAL FUND PROGRAM	<u>63,080</u>
TOTAL	\$483,080

Purchase new office furniture and equipment.

POLICY CHANGES

The Logan County Housing Authority has revised the Administrative Plan for the Section 8 Voucher Program, the Admissions and Continued Occupancy Policy for the Public Housing Program, the Public Housing Program Lease, and our Procurement Policy. Copies of these documents are available for public review.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Logan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P04050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input 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 checked="" 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				
4	1410 Administration	15,000.00	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,813.00	19,600.92	19,600.92	19,600.92
8	1440 Site Acquisition				
9	1450 Site Improvement	33,000.00	33,000.00	33,000.00	33,000.00
10	1460 Dwelling Structures	143,819.00	159,031.08	159,031.08	159,031.08
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00	60,000.00	60,000.00	60,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	271,632.00	271,632.00	271,632.00	271,632.00
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	5,000			
25	Amount of Line 21 Related to Security – Hard Costs	15,000			

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

PHA Name: Logan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P04050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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	25,000			

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

PHA Name: Logan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: ILO6P04050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
40-1	Install additional site lighting throughout Centennial Courts to include installing new lights at the mailbox shelters.	14 50		25,000	25,000.00	25,000.00	25,000.00		
40-1	Install new treated border around playgrounds	14 50		3,000	3,000.00	3,000.00	3,000.00		
40-1	Repair/paint exterior EIF system, Mailbox shelters, downspouts, gas meters, conduits, and all exterior trims	14 60		50,000	50,000.00	50,000.00	50,000.00		
40-1	Repair/replace damaged soffits/gutters/downspouts and clean gutters	14 60		10,000	10,000.00	10,000.00	10,000.00		

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

PHA Name: Logan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P04050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
40-1 and 2	Comply with March 2005 Energy Audit by installing new LED type exit signs, do a lighting upgrade from our existing T-12 lamps to new T-8 lamps, purchase and install new Compact Fluorescent Lamps throughout all buildings, and replace the hot water heat exchanger at the Hi-rise with a sealed combustion, condensing natural-gas fired finned copper tube boiler	14 65		25,000	20,000.00	20,000.00	20,000.00		
40-1	Install 10 hot water heaters	14 65		0	5,000.00	5,000.00	5,000.00		
40-1	Install 8 or 10 foot fence at playground	14 60		0	1,000.00	1,000.00	1,000.00		
40-2	Close in carport	14 60		0	7,000.00	7,000.00	7,000.00		
40-2	Elevator repair	14 60		0	51,579.71	51,579.71	51,579.71		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	15,329.00	0	0
4	1410 Administration	15,000.00	20,000.00	20,000.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,760.65	24,760.65	24,760.65	21,603.99
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	123,278.00	123,278.00	93,661.00	6,269.59
11	1465.1 Dwelling Equipment—Nonexpendable	77,239.35	77,239.35	77,239.35	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	240,278.00	260,607.00	215,661.00	27,873.58
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation	0			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: May 2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Logan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P04050106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		0	15,329.00	0	0	
40-2	Modernization Coordinator	1410		15,000.00	20,000.00	20,000.00	0	
40-2	Hire an A/E firm for design work and inspections	1430		24,760.65	24,760.65	24,760.65	21,603.99	
40-2	Replace hot water supply and return lines and miscellaneous plumbing work	1460		10,000.00	10,000.00	10,000.00	6,269.59	
40-2	Install new p-traps on tubs and sinks tied into main drain	1460		22,000.00	22,000.00	22,000.00	0	
40-2	Replace shut off valves to kitchen & bathroom faucets and waterclosets	1460		10,000.00	10,000.00	10,000.00	0	
40-2	Install plumbing access doors in bathroom of Hi-rise	1460		13,000.00	13,000.00	13,000.00	0	

ATTACHMENT D

CARBON MONOXIDE DETECTORS

The Logan County Housing Authority has met the requirements of the Carbon Monoxide Alarm Detectors Act. Hard wired carbon monoxide detectors with a battery back up has been installed in all Public Housing units in accordance to the law. Also, Section 8 landlords have been notified of this requirement.

VIOLENCE AGAINST WOMEN ACT

The Logan County Housing Authority has incorporated all the requirement of the Violence Against Women Act into our Public Housing Admissions and Continued Occupancy Policy, Public Housing Lease, and the Administrative Plan for the Section 8 Voucher Program. These policy revisions are designed to assist the Logan County Housing Authority in serving the needs of victims of domestic violence, dating violence, or stalking, and also to help reduce crime and maintain safety for all residents by enabling victims to hold their perpetrators accountable and to reach out for help in ending abuse. The Housing Authorities new violence against women policy prohibits the eviction of, and removal of assistance from, certain persons living in public or section 8 assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking.

All Public Housing and Section 8 tenants and landlords have properly been notified of this law.