

# 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.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2007

**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:** Marion County Housing Authority **PHA Number:** IL057

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

**PHA Programs Administered:**

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

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

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

**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)  
**Since it's inception in 1946, the Marion County Housing Authority has uninterruptedly served Marion County and it's contiguous counties in providing decent, safe and affordable housing to the low income families of the area. Marion County Housing Authority does not provide housing thru Entitlement Programs. The residents must meet certain standards and pay rent to the Housing Authority. The Housing Authority functions as a Business in the rental concept of affordable housing.**

**From the original single family homes constructed for returning veterans of World War II to construction of a total of sixteen Public Housing projects consisting of duplexes and complexes to participation in the Housing Voucher and Housing Choice Voucher Programs which utilize privately owned housing stock in the community, the Marion County Housing Authority has stayed abreast of the hosing needs of the citizens.**

**Construction of the first Public Housing project was accomplished during the racial unrest of the early sixties. Upon completion, it was the first in the area to offer decent housing regardless of race, color, religion or national origin. The aging of the population was addressed in the mid sixties with construction of housing for the elderly and disabled. All segments of the population have been heard and their needs met.**

**The Mission of the Marion County Housing Authority always has been and always will be to continue to serve the elderly, disabled, low income and very low income families of Marion County by providing decent, safe and affordable housing.**

#### **B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

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

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

**Other PHA Goals and Objectives: (list below)**



## **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**

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	a. PHA Progress on Meeting 5-Year Mission and Goals
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NA	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.

### **THE EXECUTIVE SUMMARY**

The Annual Plan, which is attached hereto, was developed by the Marion County Housing Authority, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the Rules and Regulations promulgated by the Department of Housing and Urban Development (HUD).

The goals and objectives of the HA are contained in the Five-Year Plan and the Admissions and Continued Occupancy Plan/Section 8 Administrative Plan. These were written to comply with the HUD guidelines, rules, regulations and Federal Law. The basic goals and objectives are:

1. to increase the availability of decent, safe and affordable housing in Marion County, Illinois, and its contiguous communities;
2. to insure equal opportunity in housing for all Americans;
3. to promote self-sufficiency and asset development of families and individuals; and
4. to take steps to help improve community quality of life and economy vitality.

The HA does not plan to have any deviations from the Five-Year Plan.

This Plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are attached to the document or are available upon request.

**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)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	561		20%
Extremely low income <=30% AMI	430	76	
Very low income (>30% but <=50% AMI)	115	20	
Low income (>50% but <80% AMI)	16	2	
Families with children	381	67	
Elderly families	67	11	
Families with Disabilities	56	9	
Race/ethnicity black	107	19	
Race/ethnicity white	431	76	
Race/ethnicity Hispanic	19	3	
Race/ethnicity other	4	.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	106	18	
2 BR	61	10	
3 BR	16	2	
4 BR	8	1	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

## 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)

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	1,242,000	
b) Public Housing Capital Fund	1,046,382	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,112,911	
f) Resident Opportunity and Self-Sufficiency Grants	-0-	
g) Community Development Block Grant	-0-	
h) HOME	-0-	
Other Federal Grants (list below)	-0-	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	-0-	
<b>3. Public Housing Dwelling Rental Income</b>	623,739	public housing operations
<b>4. Other income (list below)</b>		
Non-dwelling rental income (Section 8)	15,408	public housing operations
Interest and miscellaneous	45,450	public housing operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	4,085,890	

### **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.

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (30 days)
- 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.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 3 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).**

**(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:

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request for and a form for recording their search efforts will be included in the family briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 60 calendar days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 calendar days search time. If the Housing Authority determines that additional search time would be a reasonable accommodation, it will grant the additional search time.

#### **(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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 3 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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200.00 monthly
- Other (list below)

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

**(2) Flat Rents**

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.).

## **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.)

<b>Demolition/Disposition Activity Description</b>
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 established in the previous 5-Year Plan for the period FY 2005 - 2005 See Attachment il057f01*

**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
- b. Significant Amendment or Modification to the Annual Plan

### **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:

Rhonda Buchana

Method of Selection:

- Appointment

**The term of appointment is (include the date term expires): 09/2010**

- 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):

**(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: (Illinois)**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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
	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
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
X	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.	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	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)

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

**SEE Attachment il057b01**

### **13. Capital Fund Program Five-Year Action Plan**

**SEE Attachment il057c01**

**Attachment A (il057a01)**

**DECONCENTRATION POLICY**

**PUBLIC HOUSING**

In an ongoing effort for The Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Housing Quality and Work Responsibility Act of 1998, Section 513.

**INCOME MIX TARGETING**

To meet the requirements of the Act, and subsequent HUD regulations, at least forty percent (40%) of families admitted to public housing by the Housing Authority must have incomes that do not exceed thirty percent (30%) of the area median. If forty percent (40%) or more of the housing authority units are occupied by families whose incomes do not exceed thirty percent (30%) of the area median income, this requirement shall be considered as being met and efforts will be concentrated on maintaining this mix.

Additionally, to meet this goal, the housing authority may use the provisions of fungibility to the extent that the housing authority has provided more than seventy-five percent of newly available vouchers and certificates in its Section 8 program, including those resulting from turnover, to very poor families. The number of fungible housing credits used to drop the annual requirement for housing very poor families below forty percent (40%) of the newly available units in public housing is limited to the lowest of the following:

1. The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year; or,
2. The number of public housing units that (i) are in public housing projects located in census tracts having a poverty rate of 30% or more, and (ii) are made available for occupancy by, and actually occupied in that year by, families other than very poor families, or
3. The number of units that cause the housing authority's overall requirement for housing very poor families to drop to 30% of its newly available units.

## **DECONCENTRATION POLICY**

### **PAGE 2**

### **PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES**

The housing authority may not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings, i.e. high-rise, within projects. The Housing Authority must review the income and occupancy characteristics of the housing projects and the buildings, i.e. high-rise, of each project to ensure that a low-income concentration does not occur.

### **DECONCENTRATION**

The Housing Authority shall make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority may offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes.

Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the agency may not take any adverse action toward any eligible family for choosing not to accept these incentives.

The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project and building, i.e. high-rise, as an effort to avoid a concentration of higher or lower income families in any one high rise building (i.e. building of three (3) or more stories) or development.

# **DECONCENTRATION POLICY**

**PAGE 3**

## **SECTION 8 TENANT-BASED ASSISTANCE**

### **INCOME MIX TARGETING**

In each fiscal year, not less than seventy-five percent (75%) of the new admissions must have incomes at or below thirty percent (30%) of the area median income.

At least forty percent (40%) of new admissions to a specific project must have incomes at or below thirty percent (30%) of the area median income. Other admissions to a specific project must be at or below eight percent (80%) of the area median, with allowances for any HUD-instituted modifications.

## DECONCENTRATION POLICY

**PAGE 4**

### **NARRATIVE**

Per the HUD Fiscal Year 2006 Income Limits and Fair Market Rent data the Median Income for Marion County, Illinois, is \$49,400. Thirty percent (30%) of median income is \$14,820.

Thirty percent (30%) of Median per number in household is as follows:

<b>Person(s)</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
30% median	\$10,950	\$12,500	\$14,100	\$15,650	\$16,900	\$18,150
Very-low Income	\$18,250	\$20,900	\$23,500	\$26,100	\$28,200	\$30,300
Low Income	\$29,250	\$33,400	\$37,600	\$41,750	\$45,100	\$48,450

Marion County Housing Authority has 445 units available. Per QHWA the forty percent (40%) of leased units that must be housed with families within the thirty percent (30%) of median income is One Hundred Seventy-eight (178) tenants.

The most recent available percentages of leased units indicate that 317 or seventy-one percent (71%) of the families have incomes under \$14,820; this surpassing QHWRA requirements standards by 31%.

## DECONCENTRATION POLICY

### NARRATIVE CONTINUED

#### PAGE 5

The percentage of families leased that have incomes under \$14,820 (which is thirty percent (30%) of the overall median income) by project are:

57-01 Centralia	81%
57-02 Salem	78%
57-03 Centralia	80%
57-04 Salem	56%
57-05 Sandoval	86%
57-06 Odin	56%
57-07 Salem	60%
57-08 Patoka	67%
57-09 Centralia	78%
57-10 Sandoval	42%
57-11 Alma	83%
57-12 Centralia	80%
57-13 Kinmundy	50%
57-14 Alma	40%
57-15 Salem	45%
57-16 Sandoval	70%

Each project has greater than 40% of the families with 30% or less of the median income. Monitoring will be conducted to confirm that at least forty percent (40%) of all leased units will be within thirty percent (30%) of median income.

Efforts, through marketing and outreach, shall be made to increase the number of families with incomes greater than 30% of median income in the developments noted above in order to avoid concentrations of very low income families in the projects as per the requirements of the QHWRA of 1998.

Section 8 Vouchers/Certificate are current at 83% of total families on the program that have total family income at or below thirty percent (30%) of median income.

**Attachment B (il057b01)**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and III  
IL06P05750103 – 2003 grant year  
IL06P05750203 – 2003 grant year  
IL06P05750104 – 2004 grant year  
IL06P05750105 – 2005 grant year  
IL06P05750106 – 2006 grant year  
IL06P05750107 – 2007 grant year**

**CAPITAL FUND PROGRAM TABLES START HERE**

IL06P05750103 – 2003 grant year

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750103 Replacement Housing Factor Grant No:			Federal FY of Grant:  <b>2003</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2006 <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	140,557.00	140,557.00	140,557.00	140,557.00
3	1408 Management Improvements Soft Costs	49,448.02	49,448.02	49,448.02	47,838.52
	Management Improvements Hard Costs				
4	1410 Administration	70,279.00	70,279.00	70,279.00	70,279.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	4,698.25	4,698.25	4,698.25	4,698.25
10	1460 Dwelling Structures	328,031.78	328,031.78	328,031.78	307,401.00
11	1465.1 Dwelling Equipment—Nonexpendable	8,393.00	8,364.00	8,364.00	8,364.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	126,500.00	101,407.95	101,407.95	101,407.95
14	1485 Demolition				

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

PHA Name: Marion County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05750103 Replacement Housing Factor Grant No:	Federal FY of Grant:  2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 6-30-2006  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	702,786.00	702,786.00	702,786.00	680,545.72
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>IL06P05750103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
57-01	Siding	1460		2,380.00	2,380.00	2,380.00	2,380.00	Complete
57-01;05	Plumbing Repair	1460		106,596.00	106,596.00	106,596.00	106,596.00	Complete
57-01	Police Vehicle	1475		34,611.88	34,611.88	34,611.88	34,611.88	Complete
57-01	Copy Machine (Substation)	1475		1,650.00	1,650.00	1,650.00	1,650.00	Complete
57-01	(7) Computers/Router	1475		18,095.00	18,095.00	18,095.00	18,095.00	Complete
57-01	Youth Center A/C	1475		676.41	676.41	676.41	676.41	Complete
57-01	Replace Furnace	1475		880.00	880.00	880.00	880.00	Complete
57-01	Fire Alarm Control Panel/detectors	1475		2,825.00	2,825.00	2,825.00	2,825.00	Complete
57-01	Leak Repair	1460		-0-	1,685.00	1,685.00	1,685.00	Complete
57-02;07	Sidewalk removal	1450		1,080.00	1,080.00	1,080.00	1,080.00	Complete
57-02	Replace Kit cabinets	1460		143,000.00	143,000.00	143,000.00	143,000.00	Complete
57-02	Plumbing Repair	1460		29,700.00	29,700.00	29,700.00	29,700.00	Complete
57-02	Appliances	1465		6,944.00	6,944.00	6,944.00	6,944.00	Complete
57-02	Replace Furnace	1465		1,420.00	1,420.00	1,420.00	1,420.00	Complete
57-04,11,13,14	Replace Windows, Storm Doors	1460		37,400.78	37,400.78	37,400.78	16,770.00	Incomplete
57-04	Backfill yards	1450		1,640.00	1,640.00	1,640.00	1,640.00	Complete
57-04	Secure clothes line poles	1450		1,260.00	1,260.00	1,260.00	1,260.00	Complete
57-06	Gravel parking lot	1450		718.25	718.25	718.25	718.25	Complete
57-06	Floor Joists	1460		4,000.00	4,000.00	4,000.00	4,000.00	Complete
57-06	Replace Utility Doors	1460		1,870.00	1,870.00	1,870.00	1,870.00	Complete
57-06;09	Antenna Replacement	1475		11,000.00	11,000.00	11,000.00	11,000.00	Complete
57-07	Picnic Tables	1475		2,003.66	2,003.66	2,003.66	2,003.66	Complete
57-07	Security Lighting	1475		4,076.00	4,076.00	4,076.00	4,076.00	Complete
57-08;09	Security Cameras/Alarm System	1475		11,685.00	11,685.00	11,685.00	11,685.00	Complete
57-09	Tile Replacement	1460		1,400.00	1,400.00	1,400.00	1,400.00	Complete



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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
57-01	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-02	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-03	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-04	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-05	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-06	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-07	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-08	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-09	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-11	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-12	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-14	06-30-2005	08-30-2005		12-01-2005	12-01-2006			
57-15	06-30-2005	08-30-2005		12-01-2005	12-01-2006			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Marion County Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P05750203 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2003</b>
<b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>X Revised Annual Statement (revision no: 3)</b> <b>X Performance and Evaluation Report for Period Ending: 6-30-06</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b> <input type="checkbox"/>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	28,013	28,013	28,013	28,013
3	1408 Management Improvements Soft Costs	668	668	668	668
	Management Improvements Hard Costs				
4	1410 Administration	14,006	14,006	14,006	14,006
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	97,377	97,377	97,377	59,375
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	140,064	140,064	140,064	102,062
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Marion County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: IL06P05750203 Replacement Housing Factor No:					<b>Federal FY of Grant: 2003</b>
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	
ALL	12-01-2004	12-31-2005		03-01-2005	12-31-2006		
57-12	12-01-2004	12-31-2005		03-01-2005	12-31-2006		

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-06 <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	162,780.00	162,780.00	162,780.00	162,780.00	
3	1408 Management Improvements Soft Costs	108,214.65	108,214.65	100,586.19	75,539.02	
	Management Improvements Hard Costs					
4	1410 Administration	81,390.00	81,390.00	81,390.00	81,390.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	118,233.50	118,233.50	94,233.50	48,455.50	
10	1460 Dwelling Structures	220,188.09	220,188.09	156,933.58	31,000.62	
11	1465.1 Dwelling Equipment—Nonexpendable	55,991.76	55,991.76	55,991.76	29,795.76	
12	1470 Nondwelling Structures	12,930.00	12,930.00	12,930.00	3,480.00	
13	1475 Nondwelling Equipment	54,172.00	54,172.00	42,072.00	42,072.00	
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)	813,900.00	813,900.00	706,917.03	474,512.90	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>IL06P05750104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
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	
57-01	Concrete Work	1450		1,200.00	1,200.00	1,200.00	1,200.00	Complete
	Tree Removal	1450		1,250.00	1,250.00	1,250.00	1,250.00	Complete
	Storm Sewer Drain Repair	1450		4,800.00	4,800.00	4,800.00	-0-	Incomplete
	Backfilling	1450		7,990.00	7,990.00	7,990.00	-0-	Incomplete
	Reseal Parking	1450		748.00	748.00	748.00	-0-	Incomplete
	Yard backfilling	1450		8,000.00	8,000.00	8,000.00	8,000.00	Complete
57-01;09	Concrete Repair	1450		6,250.00	6,250.00	6,250.00	-0-	Incomplete
57-01	Replace kitchen/bathroom floors	1470		3,480.00	3,480.00	3,480.00	3,480.00	Complete
	Antenna Repair	1475		1,150.00	1,150.00	1,150.00	1,150.00	Complete
	Computer for Field Rep.	1475		2,086.00	2,086.00	2,086.00	2,086.00	Complete
	Laser Printer	1475		901.50	901.50	901.50	901.50	Complete
	Work Vehicle	1475		24,253.00	24,253.00	24,253.00	24,253.00	Complete
	Youth Center A/C	1475		681.50	681.50	681.50	681.50	Complete
	Backboard/Goal Youth Center	1475		1,420.00	1,420.00	1,420.00	1,420.00	Complete
57-02	Roof Replacement (1104/1106 Dawley)	1460		5,930.00	5,930.00	5,930.00	-0-	Incomplete
	Range Splash Guards	1465		650.76	650.76	650.76	650.76	Complete
	Management Office Roof	1470		9,450.00	9,450.00	9,450.00	-0-	Incomplete
57-02;05	Antenna Repair	1475		2,200.00	2,200.00	2,200.00	2,200.00	Complete
57-03	Landscaping/Tree Removal	1450		2,850.00	2,850.00	2,850.00	2,850.00	Complete
57-03,05,06,10,16	Concrete Replacement	1450		25,798.00	25,798.00	25,798.00	25,798.00	Complete
57-03	Windows	1460		27,000.00	27,000.00	27,000.00	27,000.00	Complete
57-03;04	Plumbing	1460		57,468.51	63,254.51	-0-	-0-	Incomplete
57-03;04;08	Boiler Repairs	1465		9,334.00	9,334.00	9,334.00	9,334.00	Complete
57-04	GFI receptacles	1460		3,185.00	3,185.00	3,185.00	-0-	Incomplete
	#7 Plumbing Repair	1460		2,975.00	2,975.00	2,975.00	2,975.00	Complete
57-05	Tree Removal	1450		3,850.00	3,850.00	3,850.00	3,850.00	Complete
	Backfilling	1450		547.50	547.50	547.50	547.50	Complete



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

PHA Name: Marion County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: IL06P05750104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
57-01	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-02	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-03	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-04	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-05	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-06	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-07	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-08	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-09	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-10	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-11	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-12	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-15	09-30-2006	09-13-2006		03-31-2007	09-13-2008			
57-16	09-30-2006	09-13-2006		03-31-2007	09-13-2008			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750105 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-06 <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	152,603.00	152,603.00	152,603.00	152,603.00
3	1408 Management Improvements Soft Costs	152,603.00	78,166.40	10,776.40	10,776.40
	Management Improvements Hard Costs				
4	1410 Administration	76,302.00	76,302.00	76,302.00	76,302.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	22,008.00	29,008.00	3,764.98	3,764.98
10	1460 Dwelling Structures	265,000.00	317,563.00	140,301.00	131,076.20
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-		
12	1470 Nondwelling Structures	-0-	16,400.00	6,695.00	6,695.00
13	1475 Nondwelling Equipment	94,500.00	92,973.60	33,147.23	33,147.23
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)	763,016.00	763,016.00	423,589.61	414,364.81
*22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750105 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	
57-01	Replace Sewer Lines	1460		-0-	20,790	20,790	20,790	Complete
	Bathroom Leak Repairs	1460		-0-	6,000	6,000	-0-	Incomplete
	Fascia/Soffits/Roofing/gutters	1460		240,000	152,262	-0-	-0-	Incomplete
	Y/C Bathroom Enclosures	1470		-0-	6,400	6,400	6,400	Complete
	Carpet Replacement	1470		-0-	295	295	295	Complete
	Computer	1475		-0-	2,342.55	-0-	-0-	Incomplete
	Furnace/Ductwork at Y/C	1475		-0-	2,650	2,650	2,650	Complete
	Printers	1475		-0-	3,750	3,750	3,750	Complete
	Y/C HVAC	1475		-0-	2,075.69	2,075.69	2,075.69	Complete
	Wide Format Printer	1475		-0-	15,722	15,722	15,722	Complete
57-02	Management Office Roof Repair	1470		-0-	9,705	-0-	-0-	Incomplete
	Sewer Repair	1475		-0-	3,703	3,703	3,703	Complete
57-02;05	Antenna Replacement	1475		-0-	3,300	3,300	3,300	Complete
57-04	Plumbing Replacement	1460		-0-	32,248.00	32,248.00	29,023.20	Incomplete
57-05	Replace Family Closet Doors and Remodel Furnace Access	1460		25,000.00	25,000.00	-0-	-0-	Incomplete
57-07	Culvert	1450		-0-	249.99	-0-	-0-	Incomplete
57-10	Common Area Furniture	1475		-0-	1,200	-0-	-0-	Incomplete
57-11	Gravel	1450		-0-	532.18	532.18	532.18	Complete
	Culvert Installation	1450		-0-	3,232.80	3,232.80	3,232.80	Complete
	Picnic Table	1475		-0-	796.54	796.54	796.54	Complete
57-12	Apartment Rebuild	1460		-0-	35,228	35,228	35,228	Complete
	Furnace Replacement	1460		-0-	43,490	43,490	43,490	Complete
	Cabinets	1460		-0-	2,545	2,545	2,545	Complete
	Antenna Replacement	1475		-0-	1,150	1,150	1,150	Complete
57-02;14;15	Sewer Repair	1475		94,500.00	56,283.82	-0-	-0-	Incomplete
ALL	Tree Removal/Trimming	1450		22,008.00	24,993.03	-0-	-0-	Incomplete



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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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		
57-01	09-30-2007			06-30-2009				
57-02	09-30-2007			06-30-2009				
57-03	09-30-2007			06-30-2009				
57-04	09-30-2007			06-30-2009				
57-05	09-30-2007			06-30-2009				
57-06	09-30-2007			06-30-2009				
57-07	09-30-2007			06-30-2009				
57-08	09-30-2007			06-30-2009				
57-09	09-30-2007			06-30-2009				
57-10	09-30-2007			06-30-2009				
57-11	09-30-2007			06-30-2009				
57-12	09-30-2007			06-30-2009				
57-13	09-30-2007			06-30-2009				
57-14	09-30-2007			06-30-2009				
57-15	09-30-2007			06-30-2009				
57-16	09-30-2007			06-30-2009				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05750106 Replacement Housing Factor Grant No:			Federal FY of Grant:  2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <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	152,603	140,994	-0-	-0-
3	1408 Management Improvements Soft Costs	152,603	140,994	-0-	-0-
	Management Improvements Hard Costs				
4	1410 Administration	76,302	70,496	-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	22,008	92,190	-0-	-0-
10	1460 Dwelling Structures	265,000	182,600	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	23,760		
12	1470 Nondwelling Structures		28,600		
13	1475 Nondwelling Equipment	94,500	25,334	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	763,016	704,968	-0-	-0-
*22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





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

PHA Name: Marion County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05750106 Replacement Housing Factor No:					Federal FY of Grant: 2006
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	
57-01	09-30-2008			06-30-2010			
57-02	09-30-2008			06-30-2010			
57-03	09-30-2008			06-30-2010			
57-04	09-30-2008			06-30-2010			
57-05	09-30-2008			06-30-2010			
57-06	09-30-2008			06-30-2010			
57-07	09-30-2008			06-30-2010			
57-08	09-30-2008			06-30-2010			
57-09	09-30-2008			06-30-2010			
57-10	09-30-2008			06-30-2010			
57-11	09-30-2008			06-30-2010			
57-12	09-30-2008			06-30-2010			
57-13	09-30-2008			06-30-2010			
57-14	09-30-2008			06-30-2010			
57-15	09-30-2008			06-30-2010			
57-16	09-30-2008			06-30-2010			

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

<b>PHA Name: Marion County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P05750107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2007</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no:)**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	140,993		-0-	-0-
3	1408 Management Improvements Soft Costs	140,993		-0-	-0-
	Management Improvements Hard Costs				
4	1410 Administration	70,498		-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	28,884		-0-	-0-
10	1460 Dwelling Structures	202,700		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	56,400		-0-	-0-
12	1470 Nondwelling Structures	64,500		-0-	-0-
13	1475 Nondwelling Equipment	-0-		-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	704,968		-0-	-0-
*22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Marion County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: IL06P05750107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
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	
57-01	09-30-2009			06-30-2011			
57-03	09-30-2009			06-30-2011			
57-04	09-30-2009			06-30-2011			
57-09	09-30-2009			06-30-2011			
57-12	09-30-2009			06-30-2011			
57-14	09-30-2009			06-30-2011			

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: Marion 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 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
PHA Wide Operations	Annual Statement	\$140,993.00	\$140,993.00	\$140,993.00	\$140,993.00
PHA Wide Management Improvements		\$140,993.00	\$140,993.00	\$140,993.00	\$140,993.00
PHA Wide Administrative Expenses		\$70,498.00	\$70,498.00	\$70,498.00	\$70,498.00
57-01/Malcom G. Bryant Apts. & Susie Lee Davis Apts.			\$137,400.00	\$40,000.00	\$25,954.00
57-02/Meadowlark Manor		\$117,400.00	-0-	\$62,000.00	-0-
57-03/Lincoln Courts		-0-	\$56,990.00	-0-	-0-
57-04/Golden Acres		-0-	\$81,291.00	-0-	\$29,000.00
57-05/Silver Acres		-0-	\$27,000.00	\$88,950.00	-0-
57-06/Blue Jay Apts.		\$7,750.00	-0-	-0-	-0-
57-07/Glenwood Acres I		\$93,000.00	-0-	\$101,534.00	-0-
57-08/Community Apts.		\$34,194.00	\$21,803.00	-0-	\$29,000.00
57-09/Elm Street Apts.		\$49,194.00	-0-	-0-	-0-
57-10/Suarez Apts.		-0-	-0-	-0-	\$23,000.00
57-11/Paul T. Maulding Apts.		\$34,194.00	-0-	\$60,000	\$52,000.00
57-12/Upchurch Apts./Blackwell Apts.		\$15,202.00	-0-	-0-	\$114,530.00
57-13/Heritage Apts.		-0-	\$28,000.00	-0-	-0-
57-14/Walter E. Broom Apts.		-0-	-0-	-0-	-0-

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: Marion County Housing Authority				<b>X Original 5-Year Plan</b> <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
57-15/Glenwood III		-0-	-0-	-0-	\$52,000.00
57-16/Scattered Sites Sandoval		\$1,550.00	-0-	-0-	\$27,000.00
CFP Funds Listed for 5-year planning		704,968.00	704,968.00	704,968.00	704,968.00
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> ____ FFY Grant: 2008 PHA FY:			Activities for Year: <u>3</u> ____ FFY Grant: 2009 PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	PHA Wide	Operations	<b>\$140,993.00</b>	PHA Wide	Operations	<b>\$140,993.00</b>
Annual	PHA Wide	Management Improvements	<b>\$140,993.00</b>	PHA Wide	Management Improvements	<b>\$140,993.00</b>
Statement	PHA Wide	Administrative Expenses	<b>\$70,498.00</b>	PHA Wide	Administrative Expenses	<b>\$70,498.00</b>
	57-02/Meadowlark Manor	Replace roofs (18 buildings)	<b>\$117,400.00</b>	57-01/Malcom G. Bryant Apts. & Susie Lee Davis Apts.	Site Improvements	\$20,000.00
					Replace roofs	\$117,400.00
	57-06/Blue Jay Apts.	Replace dayroom windows	\$1,750.00			
		Replace door hardware	\$6,000.00	Subtotal – 57-01		<b>\$137,400.00</b>
	Subtotal – 57-06		<b>\$7,750.00</b>	57-03/Lincoln Courts	Replace cabinets	<b>\$56,990.00</b>
	57-07/Glenwood Acres I	Door Replacement	\$80,000.00	57-04/Golden Acres	Paint exteriors	\$30,000.00
		Replace door hardware	\$13,000.00		Replace cabinets	\$51,291.00
	Subtotal – 57-07		<b>\$93,000.00</b>	Subtotal – 57-04		<b>\$81,291.00</b>
	57-08/Community Apts.	Replace Cabinets	<b>\$34,194.00</b>	57-05/Silver Acres	Replace appliances	<b>\$27,000.00</b>
	57-09/Elm Street Apts.	Resurface Concrete Parking	\$15,000.00	57-08/Community Apts.	Storage building	<b>\$21,803.00</b>
		Replace Cabinets	\$34,194.00			
				59-13/Heritage Apts.	Replace Gutters/Downspouts	<b>\$28,000.00</b>
	Subtotal – 57-09		<b>\$49,194.00</b>			
	57-11/Paul T. Maulding Apts.	Replace Cabinets	<b>\$34,194.00</b>			
	57-12/ Blackwell Apts.	Resurface Concrete Parking	<b>\$15,202.00</b>			





**Attachment D (il057d01)**

**COMMUNITY SERVICE REQUIREMENT**

**CONTINUED OCCUPANCY AND COMMUNITY SERVICE**

***GENERAL***

Upon admission or in order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement.

***EXEMPTIONS***

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1)) and who certifies that because of this disability she or he is unable to comply with the community service requirements.
- C. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.
- D. Family members engaged in work activity.
- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.
- F. Family members receiving assistance, benefits or services under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

## ***NOTIFICATION OF THE REQUIREMENT***

The Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after January 1, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

## ***VOLUNTEER OPPORTUNITIES***

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Authority will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Housing Authority may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

## ***THE PROCESS***

At the first annual reexamination on or after January 1, 2001, and each annual reexamination thereafter, the Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.
- E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the Housing Authority whether each applicable adult family member is in compliance with the community service requirement.

## ***NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT***

The Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

## ***OPPORTUNITY FOR CURE***

The Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over

the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

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 Housing Authority shall take action to terminate the lease.

#### ***PROHIBITION AGAINST REPLACEMENT OF AGENCY EMPLOYEES***

In implementing the service requirement, the Housing Authority may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

**Attachment E (il057e01)**

**IL06P057-001 MARION COUNTY HOUSING AUTHORITY**

**PEST AND ROACH ERADICATION PLAN**

A. THE PLAN

The Pest and Roach Eradication Plan consists of six basic steps conducted by a licensed professional chemical technician.

1. INSPECTION

Inspection of units is conducted to look for harbourage areas of pests, conditions of moisture, heat or darkness that favor infestations, food and water that can be used by the pests, probable means of entry of the infestation (such as incoming foods, open sewers), and evidence of infestation (such as damage, droppings and tracks). The inspection provides the measures that may or may not be used and any safety precautions for the tenants that may be necessary.

2. IDENTIFICATION

Positive and accurate identification of the infestation is made to evaluate the problem and to make appropriate recommendation for control.

3. RECOMMENDATION

Procedures for extermination are explained to the tenant and the tenant is advised on what should be done to make the control program a more successful and lasting one. The tenant may be advised to empty all cabinets and to cover any food items.

4. TREATMENT

Treatment may include spraying of legal and appropriate pesticides and/or the use of traps. A follow-up treatment is usually required.

5. EVALUATION

Pest infestation level is monitored. The tenant is advised on matters of sanitation and how to prevent new pest problems from becoming

established. Tenant is advised to report any recurrent pest problem so that it can be attended to. Reapplication of pest management procedures are conducted as necessary.

#### 6. PREVENTION

Common areas are treated periodically in an effort to control pest infestation.

#### B. INSTIGATION OF PEST AND ROACH ERADICATION

##### 1. EMPTY UNITS

All units shall be inspected after being vacated. Treatment shall be applied prior to the next lessee's moving in.

##### 2. LEASED UNITS

Notification of a pest or roach problem by an existing tenant shall cause an inspection to be made and a scheduled eradication to be performed.

##### 3. ADJOINING UNITS

Adjoining units or entire complexes may be treated with proper notification.

# MARION COUNTY HOUSING AUTHORITY

## ANNUAL PLAN

### Attachment F (il057f01)

## PROGRESS REPORT

YEAR 5 OF FIVE YEAR PLAN - FISCAL YEAR ENDING DECEMBER 31, 2005

**GOAL 1: Meeting the needs of the population**

Available vouchers were utilized 100%. The Fair Share Vouchers have been fully implemented. No further monies were available from the U.S. Dept. of Housing and Urban Development for more vouchers.

**GOAL 2: Ensuring equal opportunity in the Housing Authority**

The Administration Plan for Section 8 Outreach Plan has successfully expanded service areas beyond Marion County into continuous counties that lack public housing agencies.

**GOAL 3: Promoting self-sufficiency and asset development**

The Authority has been reassessing the impact of the cessation of the Community Service requirement in cooperation with the Department of Human Services. We are still working with the local higher education facilities. The Authority continues to keep residents informed of available scholarships. The Community Service Program has been implemented. The Section 8 Housing Choice Voucher Family Self-Sufficiency program has currently successfully implemented 30% of the mandatory contracts in its first year.

**GOAL 4: Improving the Community**

The Housing Authority continues its relationship with the Centralia Development Association in securing economic opportunity for the community. The police and the leasing department continue to work closely in an effort to keep up a high caliber of residents. The general population fully utilizes the sub-station. Community Police Officer Ken Ingersoll was enabled to implement an in-car computer system for accessing tenant data in connection to the tenant identification program and parking permits. A Curfew and Criminal Trespass policy was implemented for public housing property to improve neighborhood problems.

**GOAL 5: Improving housing stock**

A contract for county-wide inspection of all aspects of the public housing stock was renewed and suggestions were implemented. The on-going Capital Funds program continues to improve the physical plant, therefore abating any demolition schedule for existing public housing stock. The addition of housing vouchers in the community continues to greatly influence the condition of the private housing stock. Fewer units are rejected due to condition each year. The Board of Commissioners has exercised its options to use Section 8 Voucher administrative fee reserves to obtain additional not-for-profit housing for low income families through the purchase of additional property for construction of 30 affordable housing units for eligible low-income families.



**Attachment G (il057g01)**

**Required Attachment IL057 A-1: Resident Member on the PHA Governing Board**

1.  Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Rhonda Buchana

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 09-24 2005 to 09-24 200

2. A. 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):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Sam Nall, Chairman, Marion County Board of Supervisors

# MARION COUNTY HOUSING AUTHORITY

## RESIDENT ADVISORY BOARD

<b>MEMBER</b>	<b>LOCATION</b>	<b>PROGRAM</b>
KRISTINA GEORGE	1520 S. PERRINE CENTRALIA	SECTION 8
DARRELL SHOOK	910 E. SECOND CENTRALIA	SECTION 8
LIZ SIEGWALD	306 W. KELL CENTRALIA	SECTION 8
TAMETRA CURRIE	302 MELROSE CENTRALIA	SECTION 8
RHONDA BUCHANA	1023 SADLER CENTRALIA	57-01
NEDRA JOHNSON	1003 MAULDING DRIVE CENTRALIA	57-12
JESSIE ONEAL	1111 REXFORD CENTRALIA	57-01
DEBBIE MARTIN	1106 DAWLEY SALEM	57-02
THOMAS WEEMS	1117 TRENARY SALEM	57-02
JOANIE WINKLER	115 N MAIN APT 19 SANDOVAL	57-10
COLLEEN AUSTIN	P.O. BOX 708 SANDOVAL	57-16
DARLENE MCNEW	P.O. BOX 54 ALMA	57-11
JOEL HODGE	PO BOX 537 ODIN	57-06

**TOTAL MEMBERS: 13**

# MARION COUNTY HOUSING AUTHORITY

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## FYE 2005 – CUSTOMER SATISFACTION SURVEY

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### Attachment I (il057i01)

All scores on the resident Customer Satisfaction Survey were above the required 75%. The Housing Authority's implementation of guidelines for improvement from the previous year proved successful. The Housing Authority will continue their efforts to keep the score above 75%.

## MARION COUNTY HOUSING AUTHORITY

### ANNUAL PLAN

#### Criteria for Substantial Deviations And Significant Amendments

Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

**Attachment K (il057k01)**

**MARION COUNTY HOUSING AUTHORITY**

**RULES GOVERNING  
PET OWNERSHIP  
IN PUBLIC HOUSING**

**EVAN L. DEADMOND  
EXECUTIVE DIRECTOR**

**EFFECTIVE:  
JANUARY 1, 2001**

**AMENDED JANUARY 1, 2005**

## **(EXCERPT OF ADMISSION AND CONTINUED OCCUPANCY POLICY)**

### **18.0 PET POLICY**

#### **18.1 EXCLUSIONS**

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals 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**

Marion County Housing Authority allows for pet ownership in its developments with the 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, residents assumes full responsibility and liability for the pet and agrees to hold the Housing Authority harmless from any claims caused by an action or inaction of the pet.

#### **18.3. TYPES OF HOUSING**

For the purpose of “Rules Governing Pet Ownership in Public Housing” the dwelling units of Marion County Housing Authority shall be considered either “Family units” or “Elderly Complexes”. The Project number and name/location are as follows:

##### **a. FAMILY UNITS**

1. 57-01 - SUSIE LEA DAVIS HOMES - CENTRALIA
2. 57-01 - MALCOLM BRYANT APARTMENTS - CENTRALIA
3. 57-02 - MEADOWLARK MANOR - SALEM
4. 57-05 - FAMILY APARTMENTS - SANDOVAL
5. 57-06 - FAMILY APARTMENTS - ODIN
6. 57-12 - UPCHURCH APARTMENTS - CENTRALIA
7. 57-12 - BLACKWELL APARTMENTS - CENTRALIA
- 8.. 57-14 – WALTER E. BROOM APARTMENTS - ALMA

##### **b. ELDERLY COMPLEXES:**

1. 57-03 - LINCOLN COURTS - CENTRALIA
2. 57-04 - GOLDEN ACRES - SALEM
3. 57-05 - SILVER ACRES - SANDOVAL

4. 57-06 - BLUE JAY COURTS - ODIN
5. 57-07 - GLENWOOD ACRES I - SALEM
6. 57-08 - COMMUNITY APARTMENTS - PATOKA
7. 57-09 - ELM STREET APARTMENTS - CENTRALIA
8. 57-10 - SUAREZ APARTMENTS - SANDOVAL
9. 57-11 - PAUL T. MAULDING APARTMENTS - ALMA
10. 57-13 - HERITAGE APARTMENTS - KINMUNDY
11. 57-15 - GLENWOOD ACRES III - SALEM
12. 57-16 - ELDERLY SCATTERED SITES- SANDOVAL

#### **18.4 WRITTEN APPLICATION AND WRITTEN APPROVAL REQUIRED**

Tenants desiring to own and keep a common household pet shall secure and complete an “Pet Permit Application” (a copy of which is made a part of these Rules) from the office of the MCHA or its representative. Within ten (10) days of receipt of request, the MCHA (or their representative) shall respond, by first class mail, with approval or denial of the request. Denial shall be accompanied by a letter explaining reasons for denial. Pets may not reside in unit until AFTER approval has been documented.

#### **18.5 TYPES, SIZES AND NUMBER OF PETS ALLOWED**

##### **A. TYPES**

The Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulations shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

##### **B. SIZES:**

Only dogs or cats weighing twenty-five pounds (25 lbs) or less are allowed as household pets.

##### **C. NUMBER:**

Only one (1) dog or one (1) cat per household is allowed. Fish (limited to one (1) aquarium) and birds (limited to two (2)) are allowed without application for permission. Permission for fish or birds in excess of the above must be requested in writing to Management.

## **18.6 DEPOSITS**

### **A. ELDERLY COMPLEXES**

(SEE ABOVE FOR LOCATIONS):

A seventy-five dollar (\$75.00) cash deposit shall be paid to the Housing Authority to pay for any damage. This deposit shall be retained until the tenant vacates the unit or removes the pet permanently from the household, and is refundable less any amounts owed due to damage beyond normal wear and tear.

### **B. FAMILY UNITS**

(SEE ABOVE FOR LOCATIONS):

A one hundred and fifty dollar (\$150.00) cash deposit shall be paid to the Housing Authority to pay for any damage. This deposit shall be retained until the tenant vacates the unit or removes the pet permanently from the household, and is refundable less any amounts owed due to damage beyond normal wear and tear.

## **18.7 INOCULATIONS**

Acceptable Veterinarian Certification of distemper and rabies inoculations must be presented at time of payment of "Pet Deposit". Certification from Veterinarian must be presented at time of annual recertification of Continued Occupancy indicating the current status of inoculation.

## **18.8. LOCATION OF PETS**

Pets shall be kept within the confines of the unit at all times unless and until they are taken out of the unit on a leash. No animal shall be permitted to be loose in hallways, lobby areas, laundry areas, community rooms, yards or other common areas of the facility. The owner of the pet shall remain with the pet at all times when out of the unit.

No outside cages may be installed or constructed.

## **18.9 PET WASTE**

Tenants are solely responsible for cleaning up pet waste. Outside of the unit and on facility grounds droppings must be disposed of by being placed in a sack or plastic bag and then placed in a refuse container outside the building. Urine deposits on sidewalks, hallways or other common traffic areas must be wiped up immediately and disposed of in a refuse container.

#### **18.10. LEASHES**

Dogs or cats will be leashed at all times when they are outside the owner's dwelling unit.

#### **18.11. INSPECTIONS**

An inspection will be made after the unit is vacated or the pet is removed. Any damages incurred shall be charged to the tenant and deducted from the deposit. Tenant is responsible for any charges in excess of the pet security deposit. Any charges over and above the deposit shall be billed to the tenant and will be due within 30 days of the billing.

During the tenancy, periodic inspections may be made of the unit to determine what, if any, damages have occurred since the previous inspection. If damages are found, repairs shall be made and will be assessed to the tenant. Charges are due within 30 days of the billing. Damages to the unit shall be noted and retained in the individual tenant/pet file.

#### **18.12 PET BEHAVIOR**

Tenants shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term "disturb, interfere or diminish" shall include, but not be limited to, barking, howling, chirping, biting, scratching and other like activities.

Vicious and/or intimidating pets will not be permitted.

Repeated substantiated complaints by neighbors or Housing Authority personnel or representatives 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.

#### **18.13 FINANCIAL OBLIGATIONS OF RESIDENTS**

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

#### **18.14 CARE**

Pets will be kept clean, free of parasites and odor-free at all times to help protect other tenants with health problems or differing likes and dislikes.

Tenants must identify an alternative custodian for the pets in the event of a tenant's illness or other absence from the dwelling unit. The identification of an alternative custodian must occur prior to the Authority issuing the pet permit.

#### **18.15 LICENSES/REGISTRATION**

Where applicable, dogs or cat owners shall comply with licensing and/or local regulations.

#### **18.16 MISCELLANEOUS RULES**

- A. Pets may not be left unattended in a dwelling unit for over eight (8) hours. If the pet is left unattended and no arrangements have been made for its care, the Authority will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.
- B. Pet bedding shall not be washed in any common laundry facilities.
- C. All dogs must wear a tag bearing the resident's name and phone number.
- D. 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.
- E. **A pet owner shall have physical control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's unit to conduct business, provide services, enforce least terms, ets.**
- F. If a pet causes 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.
- G. 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.

#### **18.17 REVOCAION OF APPROVAL TO KEEP ANIMAL PETS**

The Housing Authority may revoke approval to own and keep an animal pet within the dwelling unit if any of the follow occur:

- A. Records (see Section E 5, Inspections above) indicate that repeated and excessive damages have occurred due to the presence of an approved pet; or

- B. Records in file indicate that more than two (2) documented complaints or instances (see Section E.6, Pet Behavior above) from neighbors or nearby residents have been generated in any one (1) month, or six or more complaints have been received during the past 12 months; or
- C. Charges billed to tenant from damages caused by pet remain delinquent for more than thirty (30) days of billing or are chronically late in being paid; or
- D. Documentation as provided by section 1 above is not furnished in a timely manner; or
- E. Other violations, as determined by the Executive Director, that are detrimental to the health, safety, well-being of other tenants.
- F. Notice of Revocation shall be mailed to tenant by first class mail. Failure to comply by removing the pet from the unit within the state time limit shall result in legal eviction; in which case, the tenant may be liable for legal costs.
- G. 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.

### **18.18 GROUNDS FOR EVICTION**

The following are some, but not necessarily all, violations of the pet policy which are grounds for eviction. Notice of the violation shall be mailed by first class mail to the violator. Violators shall be given no more than ten (10) days to correct the violation. Failure to do so will result in legal action being taken and the tenant may be responsible for all legal costs incurred in enforcement of these rules.

1. UNAPPROVED PETS
2. MAINTENANCE MEN OR INSPECTORS NOT ALLOWED ACCESS TO UNITS DUE TO PRESENCE OF PET.
3. PET WASTE NOT PROPERLY DISPOSED
4. FAILURE TO PRESENT PROOF OF INOCULATION
5. KEEPING OF ANY ANIMAL DETERMINED TO BE DANGEROUS OR VICIOUS
6. OTHER VIOLATIONS AS DETERMINED BY THE EXECUTIVE DIRECTOR OR HIS/HER REPRESENTATIVE

THAT ARE DETRIMENTAL TO THE HOUSING  
AUTHORITY STAFF OR TENANTS.

**18.19 REMOVAL OF PETS**

The 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 even 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 Housing Authority has permission to call the alternative custodian designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility. Any expenses incurred will be the responsibility of the owner.



**Attachment L (il057101)**

**PROGRAM PLAN FOR THE SECTION 8**  
**PROJECT-BASED VOUCHERS**

The Marion County Housing Authority (MCHA), in accordance with FR-4633-N-01 dated January 16, 2001 and upon approval from the Department of Housing and Urban Development, intends to attach a minimum of ten (10) Section 8 Housing Choice Voucher assistance units for Project-Based Vouchers.

MCHA will advertise in newspaper of general circulation once a week for three consecutive weeks for Request for Proposals (RFP) from owners/developers interested in entering a contract with the MCHA accepting project-based vouchers. MCHA will only consider proposals in response to advertisement. The proposal must meet the requirements of 24 CFR Part 983 relating to eligible and ineligible properties and not involve the displacement of tenants. Selection of proposals will be rated based on awarded points according to the mandatory requirement criteria as stated in the RFP.

The general locations for project-based assistance will be consistent with the existing Housing Choice Voucher program Administrative Plan outreach within Marion County and its surrounding unassisted areas.

The administration of the project-based assistance will remain consistent with the MCHA Annual Plan in that it will achieve deconcentrating goals by creating housing that is safe, affordable, and in an environment that will expand housing and economic opportunities.