

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

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

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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 for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2007**

### **PHA Name:**

# **VILLAGE OF OAK PARK HOUSING**

# **AUTHORITY**

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

### Streamlined Annual PHA Plan Agency Identification

**PHA Name:** VILLAGE OF OAK PARK HOUSING AUTHORITY  
**PHA Number:** IL103

**PHA Fiscal Year Beginning:** 1/2007

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: 198    Number of S8 units:    Number of public housing units:  
Number of S8 units: 472

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

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

**PHA Plan Contact Information:**

Name: James R. King    Phone: (708) 386-9322  
TDD:    Email – jking@theramp.net

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

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

**Mills Park Tower, 1025 Pleasant Place, Oak park, IL. 60302**

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

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

## **Streamlined Annual PHA Plan**

**Fiscal Year 2007**

[24 CFR Part 903.12(c)]

### **Table of Contents**

[24 CFR 903.7(r)]

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

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### **ATTACHMENTS**

**Attachment A Resident Advisory Board or Boards (Voucher program)**

**Attachment B Resident Advisory Board or Boards (Public Housing)**

#### **A. PHA PLAN COMPONENTS**

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

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

**Form HUD-50070, *Certification for a Drug-Free Workplace*:**

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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
Mills Park Tower IL103 1025 Pleasant Place Oak Park, IL. 60302	1975	Uknown	Caucasian 40 African American 29 Hispanic 0 Other 3 Total 72	unknown

2. What is the number of site based waiting list developments to which families may apply at one time? 1
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 2
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

### B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **1**
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

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

### A. Capital Fund Program

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in

its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

2. Status of HOPE VI revitalization grant(s):

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

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

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

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

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

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **\_20**

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:

- **A minimum income standard of \$20,000.00 annually (for non disabled families) and a minimum income standard of \$13,000.00 for disabled families.**
- **The family has had no family-caused violations of HUD’s Housing Quality standards within the last 1 year.**
- **The family is not within the initial 1-year period of a HAP Contract**
- **The family does not owe money to the OPHA and has never entered into a Repayment Agreement with the OPHA or any other PHA.**
- **The family has not committed any serious or repeated violations of an OPHA –assisted lease within the past 2 years.**

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

**Outreach to current participants. Open applications for eligible participants. Conduct a workshop for eligible participants on how the Oak Park Housing Authority’s Home Ownership works**

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

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

Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
  - **Illinois Housing Development Authority**
  - **Regional Fair Housing Center**
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

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

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: **Oak Park, IL.**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

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

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

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

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Policies
	Any policy governing occupancy of Police Officers and OverIncome Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
	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
x	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
x	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	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	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
x	(Section <u>11</u> of the Section 8 Administrative Plan)	Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
x	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Oak Park Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P10307 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$24,000	0	0	0
5	1411 Audit	\$ 2,500	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,500	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$210,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 252,000	0	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				

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

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Oak Park Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P10307 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>								
PHA Name: Oak Park Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P10307 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL103-1	administration	1410		\$24,000		0	0	
IL103-1	Audit costs	1411		\$ 2,500		0	0	
IL103-1	Fees & Costs	1430		\$ 18,000		0	0	
IL103-1	Dwelling structure-modernize approx. 66 Kitchen units	1460		\$210,000		0	0	



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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Oak Park Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: IL06P10307 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 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	
IL103-1	07/18/09			07/18/11			

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name Oak Park Housing Authority				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: PHA FY:	Work Statement for Year 3  FFY Grant: PHA FY:	Work Statement for Year 4  FFY Grant: PHA FY:	Work Statement for Year 5  FFY Grant: PHA FY:
Mills Park Tower IL103	Annual Statement	\$ 262,000	\$275,000	\$ 285,000	\$ 295,000
CFP Funds Listed for 5-year planning		\$262,000	\$275,000	\$285,000	\$295,000
Replacement Housing Factor Funds					





**8. Capital Fund Program Five-Year Action Plan**

Total CFP Estimated Cost	\$ 185,000				\$290,000

## **Annual Advisory Board Meeting 2006**

**Held on Friday, August 25, 2006**

**Ken Southward:** Introduction of himself, Executive Director Ed Solan and OPHA staff.

**Ken Southward:** Explanation of new programs/procedures affecting Housing Choice Voucher participants: the Homeownership Program, implementation of the 2005 reduced HUD Payment Standards and the new Housing Quality Standards(HQS) inspection procedures.

The Home Ownership Program started in 2004, and there are 7 families who have purchased condos/homes in Oak Park. However, the grant from the Illinois Housing Development Authority (IHDA) to cover gaps in closing costs and down-payment shortfall will cease at year-end. Any remaining funds from IHDA not used by year-end will be returned to IHDA. The Home Ownership Program will continue next year, but without the help of additional IHDA funds.

2005 reduced Payment Standards went into effect this year. When the Payment Standards decrease, as they did in 2005, the portion that the tenant pays will increase. Payment Standards, which will change on October 1, 2006, should increase this year.

The HQS inspection procedure changed this year. An outside company, U.S. Housing Consultants, will perform the HQS inspections for the OPHA. U.S. Housing Consultants will be doing recertification inspections from March through July of each year. Existing units will no longer be inspected at lease renewal time.

**Ken Southward:** Opened the floor for suggestions on the 2007 Annual Plan.

**Valerie Mays:** The time for the Resident Annual Advisory Board Meeting should be changed to involve the working clients. Maybe after 6pm.

**Rita London:** We should keep the time of the meeting the same. It is fine for me because it is daylight outside now, and I feel safe to come to the meeting.

**Valerie Mays:** Is it possible that we could have two meetings, one at the same time in the early afternoon, and the other after working hours?

**Valore Witherspoon:** Is it possible for us (HCV participants) to get this Annual Plan in writing?

**Ken Southward:** After the Annual Plan is completed, it will be available for tenants to review in our office, and at an upcoming Public Hearing (9/20/2006) which will be announced in the Wednesday Journal.

**Valore Witherspoon:** Along with OPHA's invitation to the Resident Advisory Board Meeting, can participants get an outline of the topics of the up-coming meeting so we could prepare comments?

**Sandra D Johnson:** There should be a form for the tenant to evaluate the landlord and the unit when moving out.

**Ken Southward:** Opens the floor for questions and comments concerning the Housing Choice Voucher Program.

**Easter Birge:** The Condo Association at the building where I rent does not include rental unit residents, is there a way we could be part of the Condo Association?

**Ken Southward:** We can not do anything regarding the Condo Association. You would have to speak to your Owner/Landlord regarding that. If there are HQS (Housing Quality Standards) issues, contact the owner first to correct them. Then contact the OPHA and VØ (Village of Oak Park), if necessary.

**Ruby L Jones:** For 2007, will there be an increase on the Tenant's share?

**Ken Southward:** The 2006 Payment Standard will be published in October 1, 2006. We are expecting the Payment Standard to increase. The Payment Standard affects the HAP (Housing Assistant Payment). The higher the Payment Standard, the higher the HAP will be; the lower the Payment Standard, the lower the HAP will be which results in a higher tenant payment. Note also that the tenant payment is also determined by the tenant's income. The higher the tenant's income, the higher the tenant's rent portion will be.

**Justina B Snell:** What is the Annual Plan?

**Ken Southward:** The Annual Plan describes the types of programs we offer, payment standards, waiting list, demographics, etc.

**Justina B Snell:** If the tenant finds a unit outside of Oak Park, can OPHA still help the tenant with the inspection and with the landlord?

**Ken Southward:** No, We will need to transfer you to the Housing Authority that has jurisdiction over that community outside of Oak Park.

**Justina B Snell:** Can OPHA take over River Forest? Oak Park and River Forest already share the same High School, why can't they share the same Housing Authority?

**Ken Southward:** Our Jurisdiction only covers Oak Park. River Forest would have to petition the Oak Park Housing Authority, and our board would have to consider the petition to include River Forest and get HUD's approval for the change. Unfortunately we don't have jurisdiction at this time over River Forest.

**Sandra D Johnson:** How long does the inspection take place when you are moving to a new unit?

**Ken Southward:** We are required to inspect a new unit within 14 days of receipt of the RFTA (Request for Tenancy Approval), unless the Landlord/Owner has a future date to schedule an appointment when the unit becomes available. Usually, the soonest we could inspect a unit is within 3-4 days of receiving the RFTA.

**Denise D Hicks:** Right now I have carpet in my unit. What is the process to get hardwood floors?

**Ken Southward:** We help pay your rent, you would have to talk to you landlord regarding that. It is best to talk directly with your landlord on any issues relating to your lease or maintenance or improvements in the apartment.

**Ann Hammack:** What are the rules on guests visiting you at your unit? Do we have to call you when they visit you?

**Ken Southward:** We (OPHA) do not approve unauthorized persons living in your household, but you could have visitors. Look in your lease to see the rule on visitors in your apartment. Usually, visitors can't stay more then 21 days in the calendar year. Visitor policy is usually covered in your lease.

**Denise D Hicks:** Would there be some other funding for Homeownership Program?

**Ken Southward:** We are not sure if other programs will be funding the Homeownership Program.

**KiShana Ector:** Regarding an increase in the contactrent amount, is the tenant involved in the decision to increase?

**Ken Southward:** No, the families are not involved, but the Housing Authority will do the best for the tenant. The tenant will pay between 30%-40% of their income. We normally send out letters to the owner 90 days before the lease expires. When the landlord responds, the Housing Authority will review paper work. The OPHA determines if the requested rent is reasonable and in line with other non-subsidized units. A written decision on the rent increase request is mailed to the owner. A copy of that letter will also be sent to the tenant.

**KiShana Ector:** When you port out a family, does the information stay the same (bedroom size), or does it change?

**Ken Southward** HUD gives each Housing Authority the authority to set the bedroom size, based on its Subsidy Standard. But the time on your voucher stays the same. If an extension is required, the Housing Authority you came from determines that.

**Sandra D Johnson:** Is there a process for new owner/landlord?

**Ken Southward:** Yes, there is a process, but it is not long. I am available to explain everything to a new owner. This does not delay the process on a RFTA.

**Justina B Snell:** Is it ok to hold back beyond the end of this year any unused funding that IHDA gave OPHA?

**Ken Southward:**We both (OPHA and IHDA) signed a contract to return any unused funding to them in a certain time. The reason we will return it is to give other programs the chance to use the funding.

**Annie Brown:** Are there only 3 Mortgages left?

**Ken Southward:** We anticipated serving 10 families with the help of IHDA funding. Even though the IHDA funding will not be available after this year, the Homeownership Program will continue to be offered.

**Ken Southward:** Does anyone else have a comment or concern?

**Birda King:** I am happy with everything. I am thankful for the program.

The meeting ended at 3:35 pm.

## **ATTACHMENT B**

### **Resident Advisory Board Meeting** **Oak Park Housing Authority** **Public Housing** **Mills Park Tower**

**DATE:** August 17, 2006

**TIME:** 2:00 pm

#### **STAFF IN ATTENDANCE:**

Jim King: Director of Senior & Disabled Housing

Melissa Neyfeldt: Project Manager

Barbara McGuire: Assistant Coordinator

John Plant: Maintenance

Larry Joyce: Maintenance

#### **RESIDENT ADVISORY BOARD**

The Resident Advisory Board at Mills Park Tower consists of all the residents of the Project. The current population of Mills Park Tower is 197. The number of residents in attendance was 62.

#### **INTRODUCTION OF THE ANNUAL PLAN**

##### **Speaker: Jim King**

The Annual Plan, as required by HUD, was explained to the tenants and how it affects public housing. We explained the past several years progress in modernization with the capital fund awards received from the HUD approved annual plan. Mills Park Tower has been able to replace deteriorating plumbing risers in the building, completely replace both elevators, related controls, all common hallway windows on 19 stories with low energy thermo pane glass, and the modernization of 17 floors of common hallways with brighter and energy efficient lighting and new carpeting.

#### **TENANT DISCUSSION**

After discussing the progress with the Capital Fund Program the goals of the program were explained. The next capital items to be started will be the modernization of the kitchens in the apartments.

The following are some comments and suggestions from the residents who attended the Resident Advisory Board Meeting.

1. Residents would like to see bathrooms remodeled complete with vanities. There is insufficient storage in this area.
2. Tenant suggested during the upcoming kitchen remodeling could we install garbage disposals. It was explained at that time that the plumbing in the building would not tolerate the that type of waste.
3. One resident suggested that we replace the metal closet doors in the apartments.
4. A request for replacement of window treatments from shades to window blinds.
5. Also some residents have mentioned electric stoves need replacing. This item is already in the 5-Year Plan for 2005-2009.
6. A resident mentioned they would like to get thermostats for the heaters in their units. Jim stated that when the apartment heaters are changed in the units, they will have thermostats with them. This has been planned in the 2005 – 2009 annual plans.

Overall, the residents are very pleased with the ongoing capital improvements being made to their home. The meeting lasted approximately 1.5 hours and ended on a very positive note. The residents were thanked for their patience in all the improvement projects undertaken by Mills Park Tower. There have been some inconveniences in dealing with modernization projects and most of the residents have been very understanding.

## CAPITAL FUND PROGRAM TABLES START HERE

<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: OAK PARK HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: IL06P103502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 4,000		\$ 4,000	\$ 4,000
5	1411 Audit	\$ 500		\$ 500	\$ 500
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 35,335		\$ 35,835	\$ 35,835
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				

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

PHA Name: OAK PARK HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: IL06P103502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 09/30/2005  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 39,835		\$ 39,835	\$ 39,835
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: OAK PARK HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: IL06P103502-03 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	
IL-103-1	Exec Dir-Monitor Mod activities	1410.2		\$ 1,000		\$ 1,000	\$ 1,000	Completed
IL-103-1	Finance Dir-Reports & Statements	1410.2		\$ 1,000		\$ 1,000	\$ 1,000	completed
IL-103-1	Mod Coordinator-Direct contractors activities	1410.2		\$ 2,000		\$ 2,000	\$ 2,000	completed
IL-103-1	Audit fees	1411		\$ 500		\$ 500	\$ 500	Completed
IL-103-1	Replace wall covering, painting, and carpeting on 3 floors	1460		\$ 35,335		\$ 35,335	\$ 35,335	completed

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: OAK PARK HOUSING AUTHORITY			Grant Type and Number CFP Capital Fund Program Grant No: IL06P103502-03 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		

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implementation Schedule									
PHA Name: OAK PARK HOUSING AUTHORITY			Grant Type and Number CFP Capital Fund Program No: IL06P103502-03 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			
IL-103-1	04/26/2006		1/31/2006	04/26/2008		5/31/2006			

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

PHA Name: OAK PARK HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program No: IL06P103502-03 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	





**0CAPITAL FUND PROGRAM TABLES START HERE**

<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: OAK PARK HOUSING AUTHORITY</b>		<b>Grant Type and Number CFP</b> Capital Fund Program Grant No: IL06P103501-04 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/06 <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				
3	1408 Management Improvements				
4	1410 Administration	\$ 21,000		\$21,000	\$ 16,000
5	1411 Audit	\$ 2,000		\$ 2,000	\$ 2,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$ 197,703		\$ 197,703	\$ 183,734.74
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				

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

PHA Name: OAK PARK HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: IL06P103501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/06  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 220,703		\$ 220,703	\$ 201,734.74
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: OAK PARK HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: IL06P103501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: OAK PARK HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program No: IL06P103501-04 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		
IL 103-1	09/13/2006		09/11/2006	09/13/2008				







## CAPITAL FUND PROGRAM TABLES START HERE

<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: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P103-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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	\$ 0		0	0
3	1408 Management Improvements				
4	1410 Administration	\$ 20,000		0	0
5	1411 Audit	\$ 2,000		0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 0		0	0
10	1460 Dwelling Structures	\$173,518		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P103-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement    Reserve for Disasters/ Emergencies    Revised Annual Statement (revision no: 1)  
 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
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$210,518		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 II: Supporting Pages**

PHA Name: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P103-501-05 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	
IL103-1	Operations-Matching funds for Service coordinator	1406		0		0	0	
IL103-1	Exec Dir-Monitor activities	1410.2		\$2,500		0	0	
IL103-1	Finance Director-accounting and reporting	1410.2		\$3,000		0	0	
IL103-1	Mod-Coordinator- Employee to Direct contracting activities	1410.2		\$14,500		0	0	
IL103-1	Audit Cost	1411		\$2,000				
IL103-1	Fees and Costs	1430		\$15,000		0	0	
IL103-1	Site improvements-Install seating area on north side of project	1450		\$ 0				
IL103-1	Complete modernization of common hallways	1460		\$ 0		0	0	
IL103-1	Replace Locks and hardware on apt entry doors	1460		\$ 0		0	0	
IL103-1	Modernization of apartments-cabinets Counters, floors, fixtures,	1460		\$173,518				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Oak Park Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P103-501-05 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	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>OAK PARK HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program No: IL06P103-501-05 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	
IL103-1	07/18/07			07/18/09			









## CAPITAL FUND PROGRAM TABLES START HERE

<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: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P103-501-06 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: <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	0			
3	1408 Management Improvements				
4	1410 Administration	\$20,000			
5	1411 Audit	\$2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$160,392			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P103-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$197,392			
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: Oak Park Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P103-501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implementation Schedule									
PHA Name: Oak Park Housing Authority			Grant Type and Number Capital Fund Program No: IL06P103-501-06 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			
IL-103-1	07/18/08			07/18/10					







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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
<b>Total CFP Estimated Cost</b>			\$			\$



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

*S A M P L E*

PHA Name <i>Anytown Housing Authority</i>						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	<b>Annual Statement</b>					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				



