

PHA Plans

Streamlined Annual Version

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

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

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: Greater Metropolitan Area Housing Authority of Rock Island County

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: Greater Metro Area Housing Authority of Rock Island County
PHA Number: IL010

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 482 Number of S8 units: Number of public housing units:
Number of S8 units: 337

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: Diane M. Fuller Phone: 309/755-4527
TDD: 1-800-545-1833 ext. 820 Email (if available): gmaha@netexpress.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

EXECUTIVE SUMMARY

The primary focus of the Authority in FY2008 will be to continue the Asset Management of the PHA properties. Upon notification from HUD on the potential loss of subsidy, the Authority prepared for asset management as outlined in the new Public Housing Operating Fund Rule (24 CFR 99). An aggressive effort to set forth with the implementation of an asset management strategy was set in motion this past year. The PHA organizational chart and all PHA policies were reviewed and updated as needed to reflect the Asset Management method. Job Descriptions were updated in the prior year and asset management procedures were set in motion, with the establishment of Property Managers at the 4 Asset Management Properties. The Central Office Cost Center (COCC) has been established and quality control reviews and internal controls are in force. Effective April 1, 2007 the Authority completed its conversion to asset management and fully implemented project-based budgeting and accounting. The HUD Chicago Field Office and REAC Financial Division have been notified in regard to the Authority's conversion to the fee-for service approach. With the asset management method fully established, a STOP-LOSS request was submitted to HUD on October 12, 2007. All AMP's and the COCC are performing well and remain in good financial standing.

The Authority is on schedule with CFP annual plans and the FY 2005-2009 five-year plan.

During the FY 2008 the Authority will explore other development opportunities and other programs by utilizing the not for profits established by the Authority, strictly adhering to the prescribed guidelines as established by HUD.

A Replacement Housing Plan has been adopted and funds will be received over the next 5 years to enable the Authority to purchase additional housing units.

The Section 8 Administrative Plan has been reviewed and revised to include the administration of Project Based Vouchers. The Authority hopes to set aside an estimate of 20 vouchers for the specific purpose of Project Based use.

During 2007 the Authority installed carbon monoxide detectors at all PHA locations, as well as advising Section 8 landlords and participants of the installation requirements.

The Authority's Public Housing Lease, ACOP and Section 8 Admin Plan have been revised to address the Violence Against Women Act.

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report **SEE ATTACHMENT A**
- 8. Capital Fund Program 5-Year Action Plan **SEE ATTACHMENT A**
- 9. Deconcentration & Income Mixing
- 10. List of Resident Advisory Board Members
- 11. Carbon Monoxide Alarm Detector Act
- 12. Violence Against Women Act
- 13. Brief Description of Pet Policy
- 14. Criteria for Substantial Deviations and Significant Amendments to the Agency Plan
- 15. Community Service Policy
- 16. Brief Statement of Progress on Meeting the Five Year Plan Mission and Goals
- 17. Comments on Agency Plan

Attachment A – Annual Statement IL06P010501-08

Capital Fund Program 5 – Year Action Plan

P&E Report for IL06P010501-07

P&E Report for IL06P010501-06

P&E Report for IL06P010501-05

P& E Report for IL06P010501-05

Replacement Housing Plan – Annual Statement IL06R010501-07

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. **NO**

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:

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):

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

The Authority has updated the Section 8 Administrative Plan to include procedures for the administration of the program. The Authority may project base an estimate of 20 vouchers in the East Moline, Illinois area.

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.

- Consolidated Plan jurisdiction: (provide name here)

Rock Island County, IL

- 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)

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

Technical assistance is provided as requested by the Authority. Funding Opportunities are available on a competitive application basis.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>	5 Year and Annual Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	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
X	Other supporting documents (optional) Violence Against Women Act (list individually; use as many lines as necessary)	Annual Plan-Eligibility, Selection & Admission Policy
N/A	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

9. Component 3, (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 as follows:

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)]

10. Resident Involvement in PHA Activities

Members of the Resident Advisory Board-

Representation from the properties is as follows:

- Donna Bilderback – Streed Tower, AMP 7
- Rose Olson – William Young Homes, AMP 5
- Leona Flores – William Young Homes, AMP 5
- Wanda Gillespie – Warren Tower, AMP 12
- Karen Frye – Section 8 Voucher Program

New members are being actively recruited from all properties.

Resident Member of the Board of Commissioners-

The position is unfilled at this time. Potential residents are attending Board meetings and an appointment is anticipated in by January 2008.

No comments were received in regard to the Agency Plan this year.

11. Carbon Monoxide Alarm Detector Act **Implementation date by January 1, 2007**

Greater Metropolitan Area Housing Authority of Rock Island County is in compliance with the Carbon Monoxide Detector Act.

Prior to the January 1, 2007 due date, a portion of the public housing stock previously had carbon monoxide detectors installed at the apartments. The remaining units were equipped with carbon monoxide detectors as instructed in the Act.

Carbon monoxide detectors are maintained and tested by housing authority maintenance staff. Residents are instructed on the procedures of testing their equipment and are to report non – operating equipment through the work order system.

Section 8 landlords and participants were provided advance notice on the subject to ensure compliance prior to the due date. Proper compliance with the Act is verified at the units and carbon monoxide detectors are tested during the annual HQS inspection process.

12. Violence Against Women Act Report

A goal of the Greater Metropolitan Area Housing Authority of Rock Island County is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Greater Metropolitan Area Housing Authority of Rock Island County provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Greater Metropolitan Area Housing Authority of Rock Island County provides activities, services, and/or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Greater Metropolitan Area Housing Authority of Rock Island County provides or offers activities, services, and/or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Greater Metropolitan Area Housing Authority of Rock Island County has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

The PHA's Lease, ACOP and Section 8 Admin Plan have been revised to address the Violence Against Women Act. Applicants, residents and Section 8 HCV participants are advised of their rights in regard to the Act.

13. Brief Description of Pet Policy

The Greater Metropolitan Housing Authority of Rock Island County has developed a written policy for pet ownership in public housing developments. The following is a summary of requirements outlined in the Pet Policy.

The Authority's 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.

The Authority's Pet Policy has the following basic requirements:

1. Only one common household pet per unit, not in excess of 30 pounds.
2. Pet owners must have proof of current inoculations, licenses and liability insurance. This information must be updated at every annual reexamination.
3. All pets shall be spayed or neutered.
4. Pet owners must pay a Pet Deposit in the amount of \$300 prior to the PHA granting permission to the resident for having a pet. Pet deposit shall be refundable at the removal of pet from the premises or termination of the lease, less charges (if any) for damages to the premises.
5. Residents must identify two emergency caregivers to care for the pet in the event of resident illness or absence from the unit.

The Authority has reviewed the Pet Policy with the Resident Advisory Board and completed the public comment period.

14. Criteria for Substantial Deviations and Significant Amendments to the Agency Plan 2008

Category 1: Substantial deviations from the 5-year plan

Substantial deviations from the 5-year plan occur when the Board of Commissioners decides to revise the mission statement, goals or objectives of the plan.

Category 2: Significant amendments or modifications to the annual plan

Significant amendments or modifications to the annual plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally changes the plans of the agency and which require formal approval of the Board of Commissioners.

15. Community Service Policy

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

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

1. Community Service

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

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

Voluntary political activities are prohibited.

2. Program Administration

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

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities. The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which resident may select.

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

3. Self-Sufficiency

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

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

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

4. Geographic Location

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

5. Exemptions

In accordance with provisions in the Act, the PHA will exempt from participation in community service requirements the following groups:

- adults who are 62 years of age or older;
- persons engaged in work activities as defined under Social Security (full-time or part-time employment);
- participants in a welfare to work program;

- persons receiving assistance from and in compliance with State programs funded under part A, title IV of the Social Security Act; and
- the disabled but only to the extent the disability makes the person “unable to comply” with the community service requirements.

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

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

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

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

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

6. Lease Requirements and Documentation

The PHA’s lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the terms of the lease. The lease has been updated to include requirements for compliance with community service.

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

7. Non-Compliance

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls

behind in their obligation under the agreement to perform community service, the PHA shall take action to terminate the lease.

16. Brief Statement of Progress in Meeting the Five Year Plan Mission and Goals

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: Effective and efficient housing management, resulting in, at a minimum, standard performer designation.	
Objective	Progress
Recognition as a standard or high performer by 12/31/04	In FYE 3/31/07, the Authority again achieved high performer status.
Quality staffing resulting in fiscally sound management and quality service delivery.	The Authority has continued to progress in remaining financially sound and has implemented an asset management agency.
Goal Two: Safe and secure environment in public housing communities.	
Objective	Progress
Review crime data both within the public housing communities, and the immediate surrounding neighborhoods to assess the effects of "edge crime".	The PHA continues on-site security in the East Moline developments and monitors neighborhood crime issues.
Goal Three: Expand the range and quality of housing choice available to participants in tenant-based program.	
Objective	Progress
Expand landlord outreach efforts to encourage their participation and thereby increase housing choice.	Landlord numbers remain sufficient to meet the needs of the Section 8 clients. Marketing and outreach continues to expand the landlord base.
Goal Four: Effective and efficient maintenance service delivery.	
Objective	Progress
To provide an effective and efficient maintenance service delivery.	Maintenance services are at their highest level of performance. Customer service is a high priority at each and every development.
Goal Five: Maintain full compliance with Equal Opportunity regulations.	
Objective	Progress
To create diversity within all developments.	The Authority has continued to maintain

	compliance with all applicable Equal Opportunity and Fair Housing regulations and strives toward diversity at each site.
Goal Six: Improve access to economic self-sufficiency services.	
Objective	Progress
Improve access to economic self-sufficiency services.	We continue to network with local service providers for on-site services to clients.
	On site base training facilities are made available for service providers at all locations.

17. Comments on Agency Plan

No comments were received in regard to the Agency Plan.

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <p style="text-align: center;">SEE ATTACHMENT A</p>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input 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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**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						
Total CFP Estimated Cost			\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Greater Metropolitan Area Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P010501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
---	--	--

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	\$0.00			
2	1406 Operations	\$35,000.00			
3	1408 Management Improvements	\$5,000.00			
4	1410 Administration	\$89,487.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$20,000.00			
8	1440 Site Acquisitions	\$0.00			
9	1450 Site Improvements	\$75,500.00			
10	1460 Dwelling Structures	\$335,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$40,000.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Greater Metropolitan Area Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P010501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
---	--	--

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
17	1495.1 Relocation Costs	\$2,500.00			
18	1499 Development Activities	\$0.00			
19	1501 Collaterization or Debt Services				
20	1502 Contingency	\$1,187.46			
21	9001 Bond Debt Obligation	\$290,812.54			
22	Amount of Annual Grant: (sum of lines 2-20)	\$894,487.00			
23	Amount of line 21 Related to LBP Activities	\$0.00			
24	Amount of line 21 Related to Section 504 compliance	\$20,000.00			
25	Amount of line 21 Related to Security-Soft Costs	\$0.00			
26	Amount of line 21 Related to Security- Hard Costs	\$0.00			
27	Amount of line 21 Related to Energy Conservation Measures	\$15,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-08				2008		
		Replacement Housing Factor Grant No:						
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	
AMP 10-1	Asbestos Abatement	1460	10%	\$	5,000			
Oak Grove	Lead Based Paint Abatement	1460	10%	\$	5,000			
	Replace Kitchen cabinets	1460	10%	\$	20,000			
	Bathroom upgrades	1460	10%	\$	15,000			
	Replace windows in Admin Bldg	1460		\$	30,000			
	Security Upgrades	1460		\$	10,000			
	Subtotal 1460			\$	85,000			
AMP 10-1	Landscaping	1450		\$	5,000			
Oak Grove	Sidewalk replacement	1450		\$	7,500			
	Upgrade Lift Station	1450		\$	30,000			
	Subtotal 1450			\$	42,500			
AMP 10-1	Ranges & Refrigerators	1465	20%	\$	10,000			
Oak Grove	Air Conditioning Units	1465	10%	\$	5,000			
	Subtotal 1465			\$	15,000			
AMP 10-1	Relocation	1495		\$	2,500			
Oak Grove	Subtotal 1495			\$	2,500			
AMP 10-1	Operations	1406		\$	10,000			
Oak Grove	Subtotal 1406			\$	10,000			
AMP 10-1	Staff Training	1408		\$	1,250			
Oak Grove	Subtotal 1408			\$	1,250			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:			Grant Type and Number			Federal FY of Grant:		
Greater Metropolitan Area Housing Authority			Capital Fund Program Grant No: IL06P010501-08			2008		
			Replacement Housing Factor Grant No:					
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	
AMP 10-5	Operations	1406		\$	5,000			
Wm Young	<i>Subtotal 1406</i>			\$	5,000			
AMP 10-5	Staff Training	1408		\$	1,250			
Wm Young	<i>Subtotal 1406</i>			\$	1,250			
AMP 10-7	Replace 1st floor flooring	1460		\$	10,000			
Streed	Elevator Upgrades	1460		\$	200,000			
	Security Upgrades	1460		\$	10,000			
	<i>Subtotal 1460</i>			\$	220,000			
AMP 10-7	Landscaping	1450		\$	5,000			
Streed	<i>Subtotal 1450</i>			\$	5,000			
AMP 10-7	Ranges & Refrigerators	1465		\$	10,000			
Streed	Air Conditioners	1465		\$	5,000			
	<i>Subtotal 1465</i>			\$	15,000			
AMP 10-7	Operations	1406		\$	10,000			
Streed	<i>Subtotal 1406</i>			\$	10,000			
AMP 10-7	Staff Training	1408			\$1,250			
Streed	<i>Subtotal 1408</i>				\$1,250			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-08				2008		
		Replacement Housing Factor Grant No:						
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	
AMP 10-12	Kitchen updates @ Heights	1460		\$10,000				
Warren	Bath updates @ Heights	1460		\$15,000				
	Security Updates	1460		\$5,000				
	<i>Subtotal 1460</i>			<i>\$30,000</i>				
AMP 10-12	Additional Parking at Tower	1450		\$ 18,000				
Warren	Landscaping	1450		\$ 10,000				
	<i>Subtotal 1450</i>			<i>\$ 28,000</i>				
AMP 10-12	Ranges & Refrigerators	1465	20%	\$ 5,000				
Warren	Air Conditioning Units	1465	10%	\$ 5,000				
	<i>Subtotal 1465</i>			<i>\$ 10,000</i>				
AMP 10-12	Operations	1406		\$ 10,000				
Warren	<i>Subtotal 1406</i>			<i>\$ 10,000</i>				
AMP 10-12	Staff Training	1408		\$ 1,250				
Warren	<i>Subtotal 1408</i>			<i>\$ 1,250</i>				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-08				2008		
		Replacement Housing Factor Grant No:						
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	
Admin	Salaries & Benefits	1410		\$	89,487			
Costs	<i>Subtotal 1410</i>				<i>89,487</i>			
Fees & Costs	Fees & Costs	1430		\$	20,000			
	<i>Subtotal 1430</i>			\$	<i>20,000</i>			
DEBT SERVICE	Bond Debt Obligation	9001		\$	290,812.54			
	<i>Subtotal 9001</i>				<i>\$290,812.54</i>			
Contingency	Contingency	1502		\$	1,187.46			
	<i>Subtotal 1502</i>			\$	<i>1,187.46</i>			
	PROGRAM TOTAL			\$	894,487.00			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Greater Metropolitan Area Housing Authority					[X] Original 5-Year Plan Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2		Work Statement for Year 3	
		FFY Grant: 2009 PHA FY: 04/01/09-03/31/10	FFY Grant: 2010 PHA FY: 04/01/10-03/31/11	FFY Grant: 2011 PHA FY: 04/01/11-03/31/12	Work Statement for
AMP 10-1 OAK GROVE		\$40,000.00	\$100,000.00	\$10,000.00	
AMP 10-5 WM YOUNG HOMES		\$0.00	\$10,000.00	\$5,000.00	
AMP 10-7 STREED TOWER		\$270,000.00	\$81,500.00	\$64,000.00	
AMP 10-12 WARREN TOWER/HTS		\$90,000.00	\$271,000.00	\$390,000.00	
HA Wide					
1406		\$5,000.00	\$10,000.00	\$5,000.00	
1408		\$19,000.00	\$12,500.00	\$10,000.00	
1410		\$89,487.00	\$89,487.00	\$89,487.00	
1430		\$84,000.00	\$22,500.00	\$25,000.00	
1440		\$6,000.00	\$7,000.00	\$7,000.00	
DEBT SERVICE REPAYMENT		\$291,000.00	\$290,500.00	\$289,000.00	
Total CFP Funds (Est.)		\$894,487	\$894,487	\$894,487	
Total Replacement Housing Factor Funds		\$69,805	\$69,805	\$69,805	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year : <u>2009</u> FFY Grant: <u>2009</u> PHA FY: <u>04/01/09-03/31/10</u>			Activities for Year : <u>20</u> FFY Grant: <u>2010</u> PHA FY: <u>04/01/10-03/3</u>	
	<u>AMP 10-1</u>	Kitchen updates 20%	\$20,000.00	<u>AMP 10-1</u>	Kitchen updates 60%
	<u>Oak Grove</u>	Bathroom updates 20%	\$20,000.00	<u>Oak Grove</u>	Bathroom updates 60%
					Misc sidewalk repairs
	<u>AMP 10-7</u>	Update Hallway Lighting	\$20,000.00		
See	<u>Streed</u>	Paint Interior	\$50,000.00	<u>AMP 10-5</u>	Misc site repairs
Annual		Elevator Upgrade	\$200,000.00	<u>Wm Young</u>	Tree Removal
Statement					
	<u>AMP 10-12</u>	Kitchen Updates @ Heights	\$40,000.00	<u>AMP 10-7</u>	Update 1st floor bathrooms
	<u>Warren</u>	Bathroom Updates @ Heights	\$40,000.00	<u>Streed</u>	Misc site repairs
					Paint Exterior
		Tree Removal	\$10,000.00		
				<u>AMP 10-12</u>	Misc site repairs
	<u>AMPS 10-1, 10-5,</u>	Staff Training	\$5,000.00	<u>Warren</u>	Elevator Upgrade
	<u>10-7 & 10-12</u>	Computer Upgrades	\$5,000.00		Replace DHWH at Heights
		Physical Needs Assessment	\$9,000.00		Replace flooring at Apt Bldg
		Operations	\$5,000.00		Ranges & Refrigerators
		Site Acquisition	\$6,000.00		Air Conditioners
				<u>AMPS 10-1, 10-5,</u>	Staff Training
				<u>10-7 & 10-12</u>	Operations
					Site Acquisition
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$89,487.00		Energy Audit
				<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & costs	\$84,000.00	<u>Fees & Costs</u>	Fees & costs
	<u>Debt Service</u>	Debt Service Repayment	\$291,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$894,487.00		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year : <u>2011</u> FFY Grant: <u>2011</u> PHA FY: <u>04/01/11-03/31/12</u>			Activities for Year : <u>20</u> FFY Grant: <u>2012</u> PHA FY: <u>04/01/12-03/3</u>	
	<u>AMP 10-1</u>	Misc Site Repairs	\$5,000.00	<u>AMP 10-1</u>	
	<u>Oak Grove</u>	Security upgrades	\$5,000.00	<u>Oak Grove</u>	Replacement housing
	<u>AMP 10-5</u>	Misc Site Repairs	\$5,000.00		
	<u>Wm Young</u>				
See	<u>AMP 10-7</u>	Misc Site Repairs	\$10,000.00	<u>AMP 10-5</u>	Misc site repairs
Annual	<u>Streed</u>	Security upgrades	\$5,000.00	<u>Wm Young</u>	
Statement		Update Kitchen/Community Room	\$40,000.00		
		Site Lighting	\$9,000.00	<u>AMP 10-7</u>	
				<u>Streed</u>	Misc site repairs
	<u>AMP 10-12</u>	Security upgrades	\$5,000.00		
	<u>Warren</u>	Bathroom updates @ Tower	\$65,000.00		
		Kitchen updates @ Tower	\$45,000.00	<u>AMP 10-12</u>	Misc site repairs
		Tree Removal	\$10,000.00	<u>Warren</u>	
		Boiler Replacement @ Tower	\$265,000.00		
	<u>AMPS 10-1, 10-5, 10-7 & 10-12</u>	Staff Training	\$5,000.00	<u>AMPS 10-1, 10-5, 10-7 & 10-12</u>	Staff Training
		Computer Upgrades	\$5,000.00		Computer Upgrades
		Operations	\$5,000.00		Operations
		Site Acquisition	\$7,000.00		Site Acquisition
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$89,487.00	<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & costs	\$25,000.00	<u>Fees & Costs</u>	Fees & costs
	<u>Debt Service</u>	Debt Service Repayment	\$289,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$894,487.00		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year : <u>2013</u> FFY Grant: <u>2013</u> PHA FY: <u>04/01/13-03/31/14</u>			Activities for Year : <u>2014</u> FFY Grant: <u>2014</u> PHA FY: <u>04/01/14-03/31/14</u>	
	<u>AMP 10-1</u>	Misc Site Repairs	\$5,000.00	<u>AMP 10-1</u>	Upgrade playground Equipme
	<u>Oak Grove</u>	Security upgrades	\$5,000.00	<u>Oak Grove</u>	Misc Site Repairs
	<u>AMP 10-5</u>			<u>AMP 10-5</u>	Addl Parking
See	<u>Wm Young</u>			<u>Wm Young</u>	Misc Sidewalk repairs
Annual					Replace DHWH
Statement					Replace Furnaces
	<u>AMP 10-7</u>	Replace Windows	\$379,000.00		
	<u>Streed</u>			<u>AMP 10-7</u>	Misc Sidewalk repairs
				<u>Streed</u>	
	<u>AMP 10-12</u>	Misc site repairs	\$5,000.00	<u>AMP 10-12</u>	Misc site repairs
	<u>Warren</u>	Replace fencing	\$30,000.00	<u>Warren</u>	Interior painting of common ε
	<u>AMP 10-1, 10-5,</u>	Staff Training	\$5,000.00	<u>AMP 10-1, 10-5,</u>	Staff Training
	<u>10-7 & 10-12</u>	Computer Upgrades	\$5,000.00	<u>10-7 & 10-12</u>	Computer Upgrades
					Physical Needs Assessment
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$86,000.00	<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & costs	\$50,000.00	<u>Fees & Costs</u>	Fees & Costs
	<u>Debt Service</u>	Debt Service Repayment	\$288,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$858,000.00		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year : <u>2015</u> FFY Grant: <u>2015</u> PHA FY: <u>04/01/15-03/31/16</u>			Activities for Year : <u>20</u> FFY Grant: <u>2016</u> PHA FY: <u>04/01/16-03/3</u>	
	<u>AMP 10-1</u>	Misc site repairs	\$1,000.00	<u>AMP 10-1</u>	Misc site repairs
	<u>Oak Grove</u>			<u>Oak Grove</u>	
	<u>AMP 10-5</u>	Misc site repairs	\$1,000.00		
See	<u>Wm Young</u>			<u>AMP 10-5</u>	Misc site repairs
Annual				<u>Wm Young</u>	
Statement					
	<u>AMP 10-7</u>	Asbestos Abatement	\$25,000.00		
	<u>Streed</u>	Kitchen Modernization	\$133,000.00		
		Paint Interiors	\$60,000.00	<u>AMP 10-7</u>	Misc site repairs
		Upgrade Electrical Service	\$145,000.00	<u>Streed</u>	
		Bathroom Modernization	\$70,000.00		
		Replace flooring in apts	\$50,000.00		
	<u>AMP 10-12</u>	Misc site repairs	\$1,000.00	<u>AMP 10-12</u>	Asbestos Removal
	<u>Warren</u>			<u>Warren</u>	Replace windows at Tower
					Bathroom Modernization at T
	<u>AMP 10-1, 10-5, 10-7 & 10-12</u>	Staff Training	\$1,000.00	<u>AMP 10-1, 10-5, 10-7 & 10-12</u>	Staff Training
		Computer Upgrades	\$1,000.00		Computer Upgrades
		Energy Audit	\$8,000.00		
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$80,000.00	<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & Costs	\$5,000.00	<u>Fees & Costs</u>	Fees & Costs
	<u>Debt Service</u>	Debt Service Repayment	\$291,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$872,000.00		

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

Activities for Year 1	Activities for Year : <u>2017</u> FFY Grant: <u>2017</u> PHA FY: <u>04/01/17-03/31/18</u>			Activities for Year : <u>2018</u> FFY Grant: <u>2018</u> PHA FY: <u>04/01/18-03/31/18</u>	
	<u>AMP 10-1</u>	Misc site repairs	\$1,000.00	<u>AMP 10-1</u>	Misc site repairs
	<u>Oak Grove</u>			<u>Oak Grove</u>	
	<u>AMP 10-5</u>	Misc site repairs	\$1,000.00	<u>AMP 10-5</u>	Misc site repairs
See	<u>Wm Young</u>			<u>Wm Young</u>	
Annual					
Statement	<u>AMP 10-7</u>	Misc site repairs	\$1,000.00	<u>AMP 10-7</u>	Misc site repairs
	<u>Streed</u>			<u>Streed</u>	
				<u>AMP 10-12</u>	504 units at Heights
	<u>AMP 10-12</u>	Addl 504 units at tower	\$80,000.00	<u>Warren</u>	Kitchen Modernization at Hg
	<u>Warren</u>	Kitchen modernization at tower	\$240,000.00		Paint Interiors at Hghts
		Replace zone valves at Tower apts	\$160,000.00		Replace flooring at Hghts
					Bathroom Modernization at F
					Asbestos removal at Heights
	<u>AMPS 10-1, 10-5, 10-7 & 10-12</u>	Staff Training	\$1,000.00		
		Computer Upgrades	\$1,000.00	<u>AMPS 10-1, 10-5, 10-7 & 10-12</u>	Staff Training
					Computer Upgrades
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$80,000.00	<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & Costs	\$5,000.00	<u>Fees & Costs</u>	Fees & Costs
	<u>Debt Service</u>	Debt Service Repayment	\$289,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$859,000.00		

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

Activities for Year 1	Activities for Year : <u>2019</u> FFY Grant: <u>2019</u> PHA FY: <u>04/01/19-03/31/20</u>			Activities for Year : <u>20</u> FFY Grant: <u>2020</u> PHA FY: <u>04/01/20-03/3</u>	
	<u>AMP 10-1</u>	Replace Sanitary Sewer/Water Main	\$480,000.00	<u>AMP 10-1</u>	Misc site repairs
	<u>Oak Grove</u>			<u>Oak Grove</u>	
	<u>AMP 10-5</u>	Misc site repairs	\$1,000.00	<u>AMP 10-5</u>	Replace roofs
See	<u>Wm Young</u>			<u>Wm Young</u>	
Annual					
Statement	<u>AMP 10-7</u>	Misc site repairs	\$1,000.00	<u>AMP 10-7</u>	Replace rooftop HVAC unit
	<u>Streed</u>			<u>Streed</u>	
	<u>AMP 10-12</u>	Misc site repairs	\$1,000.00	<u>AMP 10-12</u>	Update common areas 335/34
	<u>Warren</u>			<u>Warren</u>	Replace rooftop HVAC unit
	<u>AMPS 10-1, 10-5,</u>	Staff Training	\$1,000.00	<u>AMPS 10-1, 10-5,</u>	Staff Training
	<u>10-7 & 10-12</u>	Computer Upgrades	\$1,000.00	<u>10-7 & 10-12</u>	Computer Upgrades
	<u>Admin Costs</u>	Admin Salaries & Benefits	\$80,000.00	<u>Admin Costs</u>	Admin Salaries & Benefits
	<u>Fees & Costs</u>	Fees & Costs	\$5,000.00	<u>Fees & Costs</u>	Fees & Costs
	<u>Debt Service</u>	Debt Service Repayment	\$291,000.00	<u>Debt Service</u>	Debt Service Repayment
		Subtotal	\$861,000.00		

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Greater Metropolitan Area Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P010501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
---	--	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending 09/30/07 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	\$0.00			
2	1406 Operations	\$20,000.00		\$0.00	\$0.00
3	1408 Management Improvements	\$5,000.00		\$0.00	\$0.00
4	1410 Administration	\$89,487.00		\$89,487.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$25,000.00		\$0.00	\$0.00
8	1440 Site Acquisitions	\$0.00		\$0.00	\$0.00
9	1450 Site Improvements	\$120,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$315,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$15,000.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P010501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<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 09/30/07 <input type="checkbox"/> Final Performance And Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$10,000.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collaterization or Debt Services	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$4,933.96		\$0.00	\$0.00
21	9001 Bond Debt Obligation	\$290,450.04		\$0.00	\$0.00
22	Amount of Annual Grant: (sum of lines 2-20)	\$894,871.00		\$89,487.00	\$0.00
23	Amount of line 21 Related to LBP Activities	\$0.00			
24	Amount of line 21 Related to Section 504 compliance	\$20,000.00			
25	Amount of line 21 Related to Security-Soft Costs	\$0.00			
26	Amount of line 21 Related to Security- Hard Costs	\$0.00			
27	Amount of line 21 Related to Energy Conservation Measures	\$15,000.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-07 Replacement Housing Factor Grant No:				2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
AMP 10-7	Operations	1406		\$ 5,000		\$0.00	\$0.00
Streed	<i>Subtotal 1406</i>			\$ 5,000		\$0.00	\$0.00
AMP 10-7	Staff Training	1408		\$ 1,250		\$0.00	\$0.00
Streed	<i>Subtotal 1408</i>			\$ 1,250		\$0.00	\$0.00
AMP 10-12	Misc Site Repairs	1450		\$ 5,000		\$0.00	\$0.00
Warren	<i>Subtotal 1450</i>			\$ 5,000		\$0.00	\$0.00
AMP 10-12	Operations	1406		\$ 5,000		\$0.00	\$0.00
Warren	<i>Subtotal 1406</i>			\$ 5,000		\$0.00	\$0.00
AMP 10-12	Staff Training	1408		\$ 1,250		\$0.00	\$0.00
Warren	<i>Subtotal 1408</i>			\$ 1,250		\$0.00	\$0.00
Admin Costs	Salaries & Benefits	1410		\$ 89,487		\$89,487.00	\$0.00
	<i>Subtotal 1410</i>			\$ 89,487		\$89,487.00	\$0.00
FEES & COST	Fees & Costs	1430		\$ 25,000		\$0.00	\$0.00
	<i>Subtotal 1430</i>			\$ 25,000		\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-07 Replacement Housing Factor Grant No:				2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Debt Service	Debt Service Repayment	1501		\$ 290,450.04		\$0.00	\$0.00
	<i>Subtotal 1501</i>			<i>\$290,450.04</i>		<i>\$0.00</i>	<i>\$0.00</i>
Contingency	Contingency	1502		\$ 4,933.96		\$0.00	\$0.00
	<i>Subtotal 1502</i>			<i>\$ 4,933.96</i>		<i>\$0.00</i>	<i>\$0.00</i>
	PROGRAM TOTAL			\$ 894,871.00		\$89,487.00	\$0.00

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Greater Metropolitan Area Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P010501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
---	--	--

- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
- Performance and Evaluation Report for Period Ending 09/30/07
 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	\$0.00			
2	1406 Operations	\$0.00			
3	1408 Management Improvements	\$15,000.00	5,148.42	5,148.42	5,148.42
4	1410 Administration	\$91,500.00	91,500.00	91,500.00	91,500.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$30,000.00	61,895.58	702.00	702.00
8	1440 Site Acquisitions	\$0.00			
9	1450 Site Improvements	\$45,000.00	98,089.59	83,714.36	53,889.13
10	1460 Dwelling Structures	\$405,000.00	360,884.87	150,622.05	11,741.34
11	1465.1 Dwelling Equipment-Nonexpendable	\$20,000.00	20,000.00	0.00	0.00
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P010501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 09/30/07 <input type="checkbox"/> Final Performance And Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$15,000.00	15,000.00	7,651.81	7,631.81
18	1499 Development Activities				
19	1501 Collaterization or Debt Services				
20	1502 Contingency	\$3,974.46	0.00		
21	9001 Bond Debt Obligation	\$289,912.54	289,912.54	289,912.54	208,550.02
22	Amount of Annual Grant: (sum of lines 2-20)	\$915,387.00	942,431.00	629,251.18	379,162.72
23	Amount of line 21 Related to LBP Activities	\$0.00			
24	Amount of line 21 Related to Section 504 compliance	\$30,000.00			
25	Amount of line 21 Related to Security-Soft Costs	\$0.00			
26	Amount of line 21 Related to Security- Hard Costs	\$0.00			
27	Amount of line 21 Related to Energy Conservation Measures	\$15,000.00			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-06				2006		
		Replacement Housing Factor Grant No:						
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	
AMP 10-1	Asbestos Abatement	1460	20%	\$ 10,000	10,000.00	0.00	0.00	
	Lead Based Paint Abatement	1460	20%	\$ 15,000	15,000.00	0.00	0.00	
Oak Grove	Addl 504 Units	1460		\$ 30,000	0.00	0.00	0.00	omitted
	Kitchen Modernization	1460	20%	\$ 75,000	0.00	0.00	0.00	omitted
Comprehensive	Upgrade Electrical	1460	20%	\$ 75,000	0.00	0.00	0.00	omitted
Modernization	Paint Interiors	1460	20%	\$ 25,000	0.00	0.00	0.00	omitted
65 UNITS	Bathroom Modernization	1460	10%	\$ 60,000	0.00	0.00	0.00	omitted
	Interior Door Replacement	1460	20%	\$ 10,000	0.00	0.00	0.00	omitted
	Exterior Door Replacement	1460	100%	\$ 65,000	65,000.00	65,000.00	0.00	In Progress
	Window Replacement	1460	100%	\$ -	259,143.53	73,880.71		In progress
	Storm Doors	1460	20%	\$ -	0.00	0.00	0.00	omitted
AMP 10-12	Conference Room Renovation	1460	100%		11,741.34	11,741.34	11,741.34	completed
Warren								
	Subtotal 1460			\$ 365,000	360,884.87	150,622.05	11,741.34	
AMP 10-1	Landscaping	1450		\$ 30,000	14,980.23	8,905.00	8,905.00	In Progress
Oak Grove	Site Renovation	1450		\$ -	68,109.36	68,109.36	38,284.13	In Progress
cont	Tree Removal	1450		\$ 15,000	15,000.00	6,700.00	6,700.00	In Progress
	Subtotal 1450			\$ 45,000	98,089.59	83,714.36	53,889.13	
AMP 10-1	Ranges	1465	30%	\$ 10,000	10,000.00	0.00	0.00	
cont	Refrigerators	1465	20%	\$ 10,000	10,000.00	0.00	0.00	
	Subtotal 1465			\$ 20,000	20,000.00	0.00	0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-06			2006			
		Replacement Housing Factor Grant No:						
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	
HA Wide	Staff Training	1408		\$ 10,000	5,148.42	5,148.42	5,148.42	completed
Management	Drug Elimination	1408		\$ -				
Improvements	Computer Upgrades	1408		\$ -				
	Resident Job Training	1408		\$ 5,000	0.00	0.00	0.00	omitted
	Subtotal 1408			\$ 15,000	5,148.42	5,148.42	5,148.42	
Admin Costs	Salaries	1410		\$ 72,500	72,500.00	72,500.00	72,500.00	completed
	Benefits	1410		\$ 14,000	19,000.00	19,000.00	19,000.00	completed
	CGP Travel, Training, Misc.	1410		\$ 5,000	0.00	0.00	0.00	omitted
	Subtotal 1410			91,500	91,500.00	91,500.00	91,500.00	
FEES & COST	Fees & Costs	1430		\$ 30,000	61,895.58	702.00	702.00	In progress
	Subtotal 1430			\$ 30,000	61,895.58	702.00	702.00	
Relocation	Relocation	1495		\$ 15,000.00	15,000.00	7,651.81	7,631.81	In progress
	Subtotal 1495			\$ 15,000	15,000.00	7,651.81	7,631.81	
Bond Debt	Bond Debt Obligation	9001		\$ 289,912.54	289,912.54	289,912.54	208,550.02	In Progress
	Subtotal 9001			\$289,912.54	289,912.54	289,912.54	208,550.02	
Contingency	Contingency	1502		\$3,974.46	0.00			omitted
	Subtotal 1502			\$3,974.46	0.00			
PROGRAM TOTAL				875,387.00	942,431.00	629,251.18	379,162.72	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Greater Metropolitan Area Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P010501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	--	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending **09/30/07**
 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	\$0.00			
2	1406 Operations	\$0.00			
3	1408 Management Improvements	\$25,000.00	\$2,515.80	\$2,515.80	\$2,515.80
4	1410 Administration	\$106,000.00	\$106,000.00	\$106,000.00	\$106,000.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisitions	\$0.00			
9	1450 Site Improvements	\$130,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$375,000.00	\$782,643.49	\$782,643.49	\$547,680.41
11	1465.1 Dwelling Equipment-Nonexpendable	\$26,500.00	\$26,500.00	\$26,500.00	\$26,500.00
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P010501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 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 09/30/07 <input type="checkbox"/> Final Performance And Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
18	1499 Development Activities	\$0.00			
19	9001 Bond Debt Obligation	\$375,000.00	\$135,857.71	\$135,857.71	\$135,857.71
20	1502 Contingency	\$16,017.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,078,517.00	\$1,078,517.00	\$1,078,517.00	\$843,553.92
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$40,000.00			
24	Amount of line 21 Related to Security-Soft Costs	\$0.00			
25	Amount of line 21 Related to Security- Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$15,000.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: IL06P010501-04 Replacement Housing Factor Grant No:			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	
HA Wide	Staff Training	1408		\$ 10,000	\$2,515.80	\$2,515.80	\$2,515.80	Completed
Management	Drug Elimination	1408		\$ 10,000	\$0.00	\$0.00	\$0.00	omitted
Improvements	Computer Upgrades	1408		0	\$0.00	\$0.00	\$0.00	
	Resident Job Training	1408		\$ 5,000	\$0.00	\$0.00	\$0.00	omitted
	Subtotal 1408			25,000.00	2,515.80	2,515.80	2,515.80	
Admin Costs	Salaries	1410		\$ 76,000	\$76,000.00	\$76,000.00	\$76,000.00	completed
	Benefits	1410		\$ 25,000	\$25,000.00	\$25,000.00	\$25,000.00	completed
	CGP Travel, Training, Misc.	1410		\$ 5,000	\$5,000.00	\$5,000.00	\$5,000.00	completed
	Subtotal 1410			106,000.00	106,000.00	106,000.00	106,000.00	
Relocation	Relocation	1495		25,000	\$25,000.00	\$25,000.00	\$25,000.00	completed
	Subtotal 1495			25,000	25,000.00	25,000.00	25,000.00	
Bond Debt	Bond Debt Obligation	9001		375,000	\$135,857.71	\$135,857.71	\$135,857.71	completed
	Subtotal 9001			375,000	135,857.71	135,857.71	135,857.71	
Contingency	Contingency	1502		16,017	\$0.00	\$0.00	\$0.00	omitted
	Subtotal 1502			16,017	\$0.00	\$0.00	\$0.00	
	PROGRAM TOTAL			1,078,517	\$1,078,517.00	\$1,078,517.00	\$843,553.92	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP FINANCING PROGRAM Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 07-31-07 <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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$0.00	\$40,906.63	\$40,906.63	\$33,614.30
8	1440 Site Acquisitions				
9	1450 Site Improvements	\$386,500.00	\$705,046.43	\$705,046.43	\$703,919.71
10	1460 Dwelling Structures	\$3,007,540.88	\$2,875,288.75	\$2,875,288.75	\$2,685,232.46
11	1465.1 Dwelling Equipment-Nonexpendable	\$234,500.00	\$7,298.77	\$7,298.77	\$7,298.77
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP FINANCING PROGRAM Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 07-31-07 <input type="checkbox"/> Final Performance And Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,628,540.88	\$3,628,540.58	\$3,628,540.58	\$3,430,065.24
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$40,000.00			
24	Amount of line 21 Related to Security-Soft Costs	\$0.00			
25	Amount of line 21 Related to Security- Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$15,000.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: CFFP FINANCING PROGRAM Replacement Housing Factor Grant No:				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	
AMP 10-5	Asbestos Abatement	1460		315,000.00	\$15,288.00	\$15,288.00	\$15,288.00	Completed
	Mobilization & Prep Work	1460		75,000.00	\$0.00			cap fund
Wm Young	Efficiency apts demo/convers	1460		330,000.00	\$0.00			cap fund
Homes	Kitchen Modernization	1460		350,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Completed
Comprehensive	Upgrade Electrical	1460		425,000.00	\$258,000.75	\$258,000.75	\$67,944.46	In Progress
100 units	Bathroom Modernization	1460		350,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Completed
	Upgrade Plumbing	1460		507,540.88	\$750,000.00	\$750,000.00	\$750,000.00	Completed
	Replace Interior doors	1460		50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	Completed
	Carpet & flooring	1460		325,000.00	\$327,000.00	\$327,000.00	\$327,000.00	Completed
	Upgrade lighting	1460		80,000.00	\$75,000.00	\$75,000.00	\$75,000.00	In Progress
	Window replacement	1460		200,000.00	\$350,000.00	\$350,000.00	\$350,000.00	Completed
	Addl 504 units	1460		0.00	\$250,000.00	\$250,000.00	\$250,000.00	Completed
	Subtotal 1460			3,007,540.88	2,875,288.75	2,875,288.75	2,685,232.46	
AMP 10-5	Landscaping	1450		26,500.00	\$58,471.43	\$58,471.43	\$57,344.71	In Progress
	Sidewalk and Stoop Replacement	1450		105,000.00	\$146,575.00	\$146,575.00	\$146,575.00	Completed
Wm Young	Replace drives & curbs	1450		190,000.00	\$500,000.00	\$500,000.00	\$500,000.00	Completed
Homes	Underground Electrical	1450		65,000.00	\$0.00			omitted
Cont								
	Subtotal 1450			386,500.00	705,046.43	705,046.43	703,919.71	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Greater Metropolitan Area Housing Authority		Capital Fund Program Grant No: CFFP FINANCING PROGRAM Replacement Housing Factor Grant No:			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	
AMP 10-5	Ranges & Refrigerators	1465		71,500.00	\$7,298.77	\$7,298.77	\$7,298.77	In progress
	Air Conditioning Units	1465		163,000.00	\$0.00	\$0.00	\$0.00	cap fund
Wm Young Homes Cont	<i>Subtotal 1465</i>			234,500.00	7,298.77	7,298.77	7,298.77	
	Fees & Costs	1430		0.00	\$40,906.93	\$40,906.93	\$33,614.30	In progress
	<i>Subtotal 1430</i>			0.00	\$50,000.00	\$40,906.93	\$33,614.30	
				-				
	PROGRAM TOTAL			3,628,540.88	3,628,540.88	3,628,540.88	3,430,065.24	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R010501-07		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	\$0.00			
2	1406 Operations	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisitions	\$0.00			
9	1450 Site Improvements	\$0.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: Greater Metropolitan Area Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R010501-07		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
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$69,805.00			
19	1501 Collaterization or Debt Services				
20	1502 Contingency				
21	9001 Bond Debt Obligation				
22	Amount of Annual Grant: (sum of lines 2-20)	\$69,805.00			
23	Amount of line 21 Related to LBP Activities	\$0.00			
24	Amount of line 21 Related to Section 504 compliance				
25	Amount of line 21 Related to Security-Soft Costs	\$0.00			
26	Amount of line 21 Related to Security- Hard Costs	\$0.00			
27	Amount of line 21 Related to Energy Conservation Measures				

