

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Rock Island Housing Authority

PHA Number: IL018

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 487

Number of S8 units: 238

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

The PHA's mission is:

Rock Island Housing Authority is committed to pursuing new and creative ways to meet the changing housing needs of the diverse population of Rock Island.

B. Goals

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

PHA Goals and Objectives:

Five-Year Goals

- Safe, Well-maintained Housing Units
- Effective Organization with Measured Performance
- Solid, Credible Financial Condition
- Full Occupancy of Units
- Positive Public Image, both within the City of Rock Island and the Quad City metro area

Fiscal Year Goals

- Operational Excellence
- Ensure Long-term Financial Viability
- Implement Asset Management Plan
- Maintain a Positive Public Image

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Background

Since 1950, the Rock Island Housing Authority (RIHA) has provided rental assistance to families who pay no more than 30% of their income toward rent and utilities. RIHA serves low- and moderate-income persons, including the elderly and disabled by providing affordable, decent, safe, and sanitary housing opportunities. It offers two types of housing including conventional public housing and Section 8 rental vouchers. RIHA also supports programs to foster economic self-sufficiency and personal growth. RIHA is an independent, not-for-profit agency that receives most of its funding through the federal Department of Housing and Urban Development (HUD).

RIHA operates a public housing program with 487 units of conventional public housing and a Housing Choice Voucher Program with 230 units of subsidized Section 8 housing. In total, it provides homes for 717 families – nearly 1,500 persons.

RIHA Asset Management Plan

In response to QHWRA, RIHA prepared an Asset Management Plan (AMP) in 2003. One of the most important goals of the AMP was to provide current and future residents with more housing options. As a result, RIHA committed itself to building new communities based on transition and hope. In doing so, RIHA began to move from the provider of public housing to an organization focused on providing affordable housing to a broad-based market. The AMP is the agency's strategic plan for the next 20 years. It is also part of the City's Consolidated Plan.

The Asset Management Plan resulted in the following decisions:

- Keep and upgrade Spencer Towers
- Keep and maintain Sunset Heights
- Maintain and monitor both Lincoln Homes and Manor Homes
- Demolish and replace Valley Homes
- Create a not-for-profit corporation to become an integral partner in the provision of quality housing to a board-based market
- Dispose of the six single-family scattered site homes
- Acquire vacant lots or existing properties and develop new in-fill housing opportunities

- Implement a Section 8 Housing Choice Voucher Homeownership program allowing participants to use their vouchers to help meet first-time homeownership expenses
- Develop a Relocation Plan in accordance with the Uniform Relocation Act (URA)
- Develop supportive housing for special populations such as elderly, non-elderly persons with disabilities, and other special needs populations. Projects could include independent living developments, condominium units, and small group homes with supportive services
- The two-phased redevelopment of the Voss Brothers Warehouse
 - Phase I: RIHA administrative offices and retail spaces
 - Phase II: 35 mixed-income loft apartments
- Develop of 50 to 100 new housing opportunities per year. Based on this schedule, it would take RIHA 5 to 10 years to replace its 550 conventional public housing units

By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide more housing options and more opportunities for affordable housing to a broad-based market. The revitalization of Rock Island neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community.

In 2008, RIHA completed a physical needs assessment to review the status of its properties since 2003. The review of Manor and Lincoln Homes demonstrated that both properties are becoming physically obsolete and beyond reasonable rehabilitation to return them to housing use. In light of the physical needs assessment's results, RIHA may elect to make application to HUD's Special Applications Center for the demolition and/or disposition for either one or both properties.

Revitalization Through In-Fill Housing

When affordable housing is constrained, people crowd into available housing and slums are born. RIHA is focusing on creating healthy vibrant communities for all Rock Island residents. RIHA in-fill housing activities fill vacant lots and contribute to the revitalization of neighborhoods and positively impact the people living there. Revitalization initiatives create infrastructure for families that encourages stable home ownership, supports neighborhood economic development, and provides a variety of resources for children, youth, and adults.

Strong, economically diverse communities are important ingredients in reducing poverty, eliminating dependence upon welfare and improving the futures of low-income families. Neighborhood revitalization is based upon the notion that cities can, and should, be renewed for the sake of their residents. Neighborhood revitalization is more than building housing in a community – it's about rebuilding lives.

Economic Self-Sufficiency Through Mixed-Income Housing

Mixed-income housing combines low-income and higher-income households in the same development. After decades of using public housing and other federally subsidized housing developments to shelter low- to moderate-income working families, the Federal Government is shifting toward deconcentration via the creation of mixed-income communities indistinguishable from market-rate housing.

RIHA is developing a 70-unit, mixed-finance development featuring one-, two- and three-bedroom apartments for individuals and families with incomes at or below 30%, 40% and 60% AMI. 33 of these units will be public housing units under Annual Contributions Contract to replace units previously demolished by RIHA. RIHA has received Low-Income Housing Tax Credits from the Illinois Housing Development Authority to fund this project, but because of

sub-prime market conditions, the project is experiencing a funding shortfall. RIHA is utilizing Replacement Housing Factor funds as well as proposing to utilize the Public Housing Operating Fund Program to bridge this funding gap.

Mixed-income properties promote safe housing environments and share the theme of upward mobility by providing opportunities for overcoming barriers to education and employment for low-to moderate-income working families.

Regardless of income, most families have the same concerns – security, employment, getting the best possible education for their kids, and wanting a safe, decent place to live. Neighborhood revitalization and the creation of mixed-income developments is the business of creating safe, viable, and vibrant neighborhoods; it creates neighborhoods of choice, improving our sense of place and our sense of pride. Revitalization adds new investment to our communities and allows us to restore hope and equal opportunities for all of our residents.

The Future is NOW

To identify and develop the benchmarks by which RIHA measures its effectiveness within the community, the Agency developed an Asset Management Plan in 2003. The Plan has been the spring-board allowing the organization to clarify its vision, mission, objectives and annual program goals. RIHA has used the Asset Management Plan as the framework linking its Strategic Plan and Guiding Principles. The implementation of the Plan has allowed the Agency to achieve each of its initiatives while meeting the needs of its customers, stakeholders and employees. Since its introduction, the Asset Management Plan has resulted in the following:

2003

- Disposal of six single-family scattered site homes
- Phase I Redevelopment of the Voss Brothers Warehouse: RIHA administrative offices and retail spaces

2004

- Development a Relocation Plan in accordance with the Uniform Relocation Act (URA)
- Creation of a not-for-profit corporation known as Community Housing Solutions (CHS) to become an integral RIHA partner in the provision of quality housing to a board-based market

2005

- Relocation of 53 displaced Valley Homes households a full five-months ahead of schedule
- Demolition of Valley Homes, an obsolete public housing property
- Purchase of the Hickman Center as the RIHA maintenance warehouse

2006

- Phase I in-fill homes: Development of six affordable single-family, for-sale, in-fill homes in four Rock Island Neighborhoods
- Sale of 4 Phase I in-fill homes
- Implementation of the Section 8 Housing Choice Voucher Homeownership program allowing participants to use their vouchers to help meet first-time homeownership expenses
- Implementation of the Homeownership Incentive Program per HUD regulations
- Demolition of the Angel Salsa building for the construction of Douglas Park Place
- Phase II Redevelopment of the Voss Brothers Warehouse: 35 mixed-income loft apartments

- Renovation of the Murphy House, a historic landmark with four market-rate condominiums as part of Community Housing Solutions; all units sold.

2007

- Keep and maintain Sunset Heights: Investment of \$633,029 for capital improvements
- Phase I in-fill homes: Development of the 7th affordable, single-family, for-sale, in-fill home
- Sale of the 3 remaining Phase I in-fill homes
- Phase II in-fill homes: Acquisition of 10 vacant lots in Old Chicago for the development of new in-fill housing opportunities
- Five Section 8 participants became homeowners; one of the new homeowners is no longer receiving a housing subsidy
- Two public housing residents became homeowners, both of the new homeowners are no longer receiving a housing subsidy
- Development of Douglas Park Place, an eight-unit, special needs, mixed-income rental development designed to serve women recovering from substance abuse

Targeted for 2008

- Redevelopment of Lincoln Homes: apply for funding
- Redevelopment of Valley Homes to be known as Creekwood Park, a mixed-income subdivision
- Development of Robert Young Special Needs Complex; development plans are complete, and the funding application has been approved

Future Opportunities

- Redevelopment of Spencer Towers
- Maintain and monitor Manor Homes

Over the next 10 - 20 years, RIHA will continue to remove obsolete housing units from its portfolio. As this occurs, units will be replaced with alternate housing opportunities for low- and moderate-income families. New housing will include, but not be limited to, multi-unit and single-family in-fill, mixed-income rental and for-sale options. This new housing will not in any way resemble the public housing of the past.

Self-Sufficiency: the Key to Success

RIHA is seeking to renew neighborhoods from within by establishing a range of programs and services aimed at increasing homeownership and economic opportunity. Acting as an intermediary, RIHA is actively pooling the resources from a variety of service providers and collaborators to provide a diverse selection of support services. By partnering with financial providers and counselors, health and educational institutions, job training organizations, and social service agencies, RIHA can play an important role in changing and improving the community by improving the lives of the people living there. Together, we are helping to restore hope and equal opportunities for all residents in Rock Island.

A Housing Authority of Distinction

RIHA is one of very few PHAs nationwide to have a comprehensive AMP in place. Further, RIHA has successfully implemented and completed more than 10 high-profile initiatives within the plan – including the demolition of Valley Homes and the successful relocation of 53 families a full five months ahead of schedule.

RIHA has been recognized by the Illinois Association of Housing Authorities (IAHA) for “Operational Excellence” and received an “Award of Merit in Housing and Community

Development” from the National Association of Housing and Redevelopment Officials (NAHRO) in 2005.

Rock Island Housing Authority (RIHA) received five National Association of Housing and Redevelopment Officials (NAHRO) Merit Awards in 2008. The NAHRO Merit Award Program was created to give national recognition to housing authorities that are finding innovative ways of making a positive difference within their communities and in the lives of the people who live there. The awards will be presented at the NAHRO National Summer Conference in Nashville, TN in July. The awards include:

Best Practices Applied to a Project -Based Management System

As part of its transition to Project-Based Management, RIHA placed more emphasis on individual properties, giving site managers a significantly greater role, including applications, procurement, budgeting, lease enforcement and management of vacancies. Maintenance functions were also transitioned to site-based management.

By incorporating Best Practices into its Project-Based transition, RIHA and its staff gained insight into and is in the position to make judgments about the effectiveness and efficiency of its programs, processes and people. The entire team understands what indicators each person needs to use to measure progress in meeting strategic goals and objectives. The team is in the optimum position to gather and analyze performance data and to use it to drive improvements in the organization and successfully translate agreed-upon strategies into positive action.

Best Practices Applied to Strategic Improvement

The hallmark of a successful organization is the use of benchmarks to establish performance targets as part of a continuous improvement process. Leading-edge organizations use performance measurement to gain insight into and make judgments about the effectiveness and efficiency of their programs, processes and people.

In 2001, under new leadership, RIHA implemented a plan for the strategic improvement of the organization based on best practices. It began by establishing a vision supported by a mission, objectives and annual program goals. Then a strategy for achieving goals was put into place along with performance measures. RIHA used performance measurement to gain insight into and make judgments about the effectiveness and efficiency of its programs, processes and team members. Then it used the data to drive improvements in the organization translating its strategy into action.

Bicycle Safety Rodeo & Children’s Bike Give-Away

As part of their annual Bicycle Safety Rodeo, RIHA and its Rock Island Police Department (RIPD) Liaison Officer gave away 18 refurbished, pre-owned bikes to children living at Manor and Lincoln Homes. The children were between eight and nine years of age and did not own a bike. Winners were drawn from over 25 public housing registrants. Each child who participated in the Bike Rodeo, regardless of winning a bike, received a helmet.

G.R.E.A.T. Program

RIHA, Rock Island Police Department, Martin Luther King Community Center and Rock Island-Milan School District #41 have collaborated to deliver the Federally funded Gang Resistance Education And Training (G.R.E.A.T.) program to elementary and middle school kids. The program is a school-based, law enforcement officer-instructed, classroom gang

prevention curriculum. It's designed to encourage positive behavior in school, at home and within the community. The program is based on the concept that when children have a safe, secure, peaceful environment in which to learn, they'll thrive and have the opportunity to reach their full potential as successful, contributing members of their families and communities.

The G.R.E.A.T. program consists of four components. The elementary and middle school components are delivered to participating 4th through 8th grade students during the regular school day by two RIPD police officers. Continuing G.R.E.A.T. program outreach will be provided at three after school venues including Edison Junior High School, the Intermediate Academy and the King Center. The summer component of the program will take place at the King Center and will become part of its already-established summer program.

JumpStart After School Program

RIHA, Frances Willard Elementary School and multiple community-based organizations have partnered to launch the new, in-kind enrichment JumpStart after school program. There are no grant dollars associated with the program – it's a collaborative effort by partnering organizations dedicated to providing quality enrichment and life-skills training opportunities for Rock Island children. The program dovetails with the school's already-existing Academic Intervention Program and is available to all students four times per week for six-week periods. Currently, 80 students participate in the program. The school hopes to increase staff participation so that 100 students can enjoy the program.

RIHA is also actively engaged in providing professional consulting services to other PHAs on both a state and national level.

RIHA continues to develop and implement initiatives enabling it to become more economically self-sufficient. This entrepreneurial nature is allowing it to reduce its dependency on HUD subsidies while returning to its legislative roots as developers and managers of housing.

RIHA is actively focused on creating healthy vibrant communities by pursuing new and creative ways to meet the changing housing needs of the diverse population of Rock Island.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – **Attachment A, page 74**
- FY 2008 Capital Fund Program Annual Statement – **Attachment B (il018b02)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members – **Attachment C, page 74**
- List of Resident Board Member – **Attachment D, page 74**
- Community Service Description of Implementation – **Attachment E, page 74 (see pages 51-58)**
- Information on Pet Policy – **Attachment F, page 74 (see pages 61-68)**
- Section 8 Homeownership Capacity Statement – **Attachment G, page 75**
- Description of Homeownership Programs, if applicable – **Attachment H, pages 75-78**

Optional Attachments:

- PHA Management Organizational Chart – **Attachment I (il018i02)**
- FY 2008 Capital Fund Program 5 Year Action Plan – **Attachment J (il018j02)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **Attachment K (il018k02)**
- Other (List below, providing each attachment name)

Criteria for Substantial Deviations and Significant Amendments – **Attachment L, page 79**

Project-Based Voucher Program – **Attachment M, page 79**

Plan for Conforming to the Requirements of the Carbon Monoxide Alarm Detector Act – **Attachment N, page 79**

Policy on Violence Against Women Act – **Attachment O, pages 80-85**

P&E for CFP501-07 – **Attachment P (il018p02)**

P&E for CFP501-06 – **Attachment Q (il018q02)**

P&E for CFP501-05 – **Attachment R (il018r02)**

P&E for RHF501-08 – **Attachment S (il018s02)**

P&E for RHF501-07 – **Attachment T (il018t02)**

P&E for RHF502-08 – **Attachment U (il018u02)**

P&E for RHF502-07 – **Attachment W (il018w02)**

P&E for RHF502-06 – **Attachment X (il018x02)**

P&E for RHF502-05 – **Attachment Y (il018y02)**

P&E for RHF502-04 – **Attachment Z (il018z02)**

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
X	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	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,679	5	5	5	3	2	4
Income >30% but <=50% of AMI	1,961	5	4	5	2	2	4
Income >50% but <80% of AMI	2,879	4	3	5	2	2	4
Elderly	2,372	4	4	4	4	1	4
Families with Disabilities	6,992 people	4	4	5	5	2	4
Black	2,501	5	5	5	3	3	4
Hispanic	632	5	5	5	3	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Fiscal Years 2008-2013
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
US Census Data, Census 2000, Tables DP-1, DP-3 and Summary File 1, Table P015

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	159		22
Extremely low income <=30% AMI	144	90.6%	
Very low income (>30% but <=50% AMI)	11	6.9%	
Low income (>50% but <80% AMI)	4	2.5%	
Families with children	100	62.9%	
Elderly families	4	2.5%	
Families with Disabilities	10	6.3%	
Black	125	78.6%	
White, non-Hispanic	30	18.9%	
Hispanic	3	1.9%	
American Indian	1	0.6%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 17 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: <u>Elderly/Disabled Sites</u>			
	# of families	% of total families	Annual Turnover
Waiting list total	15		56
Extremely low income <=30% AMI	14	93.3%	
Very low income (>30% but <=50% AMI)	1	6.7%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	0	0.0%	
Elderly families	3	20.0%	
Families with Disabilities	12	80.0%	
Black	7	46.7%	
White, non-Hispanic	6	40.0%	
Hispanic	2	13.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	86.7%	50
2 BR	2	13.3%	5
3 BR	0	0.0%	1
4 BR	0	0.0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: Family Sites

	# of families	% of total families	Annual Turnover
Waiting list total	425		54
Extremely low income <=30% AMI	399	93.9%	
Very low income (>30% but <=50% AMI)	22	5.2%	
Low income (>50% but <80% AMI)	4	0.9%	
Families with children	178	41.9%	
Elderly families	1	0.2%	
Families with Disabilities	0	0.0%	
Black	289	68.0%	
White, non-Hispanic	108	25.4%	
Hispanic	17	4.0%	
Other	11	2.6%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	207	48.7%	25
2 BR	123	28.9%	18
3 BR	74	17.5%	11
4 BR	21	4.9%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

NEED: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below):

Increase number of project-based Housing Choice Vouchers.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below):

Implement Asset Management Plan, which will explore various opportunities, including those mentioned above.

NEED: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below):

Promote Family Self-Sufficiency Program and Escrow Accounts.

NEED: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below):

Promote Family Self-Sufficiency Program and Escrow Accounts.

NEED: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below):

Coordinate with providers of social services to the elderly.

NEED: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below):

Consider the implementation of project-based Housing Choice Vouchers granting preference to developments serving the disabled.

NEED: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$1,295,953	
b) Public Housing Capital Fund	\$ 905,876	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,122,114	
f) PHDEP (including any Technical Assistance funds)		
g) ROSS Grants	\$ 185,875	
h) CDBG		
i) HOME		
Other Federal Grants (list below)		
GREAT Grant (DOJ)	\$ 17,000	Tenant Services
2. Prior Year Federal Grants (unobligated funds only)		
CFP 501-06	\$ 16,041	Public Housing Capital Improvements
CFP 501-07	\$ 695,663	
3. Public Housing Dwelling Rental Income	\$ 965,000	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$5,203,522	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe): At the time of application.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe): Outstanding debt to any Federally assisted housing program.
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)

- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3)

Assignment

RIHA does not maintain site-based waiting lists.

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

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): Near Elderly

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

5 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply):

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
 - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below):
Current address and names and address of current landlords, if available.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Difficulty of the household in locating a unit or medical reasons.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

4 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 2 Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below): Direct Mailings

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

RIHA shall grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the PHA determines that a hardship exists, the TTP is the highest of the remaining components of the family's calculated TTP.

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.
- (3) Family income has decreased because of changed family circumstances, including the loss of employment.
- (4) A death has occurred in the family.

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

Determination of Hardship

When a family requests a financial hardship exemption, RIHA must suspend the minimum rent requirement beginning the first of the month following the family's request. RIHA then determines whether the financial hardship exists and whether the hardship is temporary or long-term.

RIHA defines temporary hardship as a hardship expected to last 90 days or less. Long term hardship is defined as a hardship expected to last more than 90 days.

RIHA may not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the family's request for a hardship exemption. When the minimum rent is suspended, the TTP reverts to the highest of the remaining components of the calculated TTP.

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

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

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

RIHA shall provide two rent options for any public housing dwelling unit owned, assisted or operated by RIHA. The flat rental amount for the dwelling unit shall be based on the rental value of the unit as determined by RIHA.

RIHA has established the following flat rents:

<u>Bedroom Size</u>	<u>Flat Rent</u>
1 BR	\$325
2 BR	\$350
3 BR	\$375
4 BR	\$400

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
 Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
 For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

In accordance with HUD regulations, the ceiling rent will be exactly the same amount as the flat rent after the utility allowance, if applicable, has been deducted.

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold): \$100 per month.
- Other (list below)

Any time the family composition changes.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (File name **il018i02**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	485	170
Section 8 Vouchers	230	61
Section 8 Certificates	n/a	n/a
Section 8 Mod Rehab	n/a	n/a
Special Purpose Section 8 Certificates/Vouchers (list individually)	8	1
Public Housing Drug Elimination Program (PHDEP)	n/a	n/a
Other Federal Programs(list individually)	n/a	n/a

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy (ACOP)

Maintenance Policy

Procurement Policy

Capitalization Policy

Disposition Policy

Insurance Policy

Cash Management and Investment Policy

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **il018b02**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **il018j02**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

- Yes No: d) 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:

RIHA Asset Management Plan

In response to QHWRA, RIHA prepared an Asset Management Plan in 2003. One of the most important goals of the AMP was to provide current and future residents with more housing options. As a result, RIHA committed itself to building new communities based on transition and hope. In doing so, RIHA began to move from the provider of public housing to an organization focused on providing affordable housing to a broad-based market. The AMP is the agency's strategic plan for the next 20 years and is part of the City's Consolidated Plan.

The Asset Management Plan resulted in the following decisions:

- Keep and upgrade Spencer Towers
- Keep and maintain Sunset Heights
- Maintain and monitor both Lincoln Homes and Manor Homes
- Demolish and replace Valley Homes

- Create a not-for-profit corporation to become an integral partner in the provision of quality housing to a board-based market
- Dispose of the six single-family scattered site homes
- Acquire vacant lots or existing properties and develop new in-fill housing opportunities
- Implement a Section 8 Housing Choice Voucher Homeownership program allowing participants to use their vouchers to help meet first-time homeownership expenses
- Develop a Relocation Plan in accordance with the Uniform Relocation Act (URA)
- Develop supportive housing for special populations such as elderly, non-elderly persons with disabilities, and other special needs populations. Projects could include independent living developments, condominium units, and small group homes with supportive services
- The two-phased redevelopment of the Voss Brothers Warehouse
 - Phase I: RIHA administrative offices and retail spaces
 - Phase II: 35 mixed-income loft apartments
- Develop of 50 to 100 new housing opportunities per year. Based on this schedule, it would take RIHA 5 to 10 years to replace its 550 conventional public housing units

By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide more housing options and more opportunities for affordable housing to a broad-based market. The revitalization of Rock Island neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community.

Revitalization Through In-Fill Housing

When affordable housing is constrained, people crowd into available housing and slums are born. RIHA is focusing on creating healthy vibrant communities for all Rock Island residents. RIHA in-fill housing activities fill vacant lots and contribute to the revitalization of neighborhoods and positively impact the people living there. Revitalization initiatives create infrastructure for families that encourages stable home ownership, supports neighborhood economic development, and provides a variety of resources for children, youth, and adults.

Strong, economically diverse communities are important ingredients in reducing poverty, eliminating dependence upon welfare and improving the futures of low-income families. Neighborhood revitalization is based upon the notion that cities can, and should, be renewed for the sake of their residents. Neighborhood revitalization is more than building housing in a community – it’s about rebuilding lives.

Economic Self-Sufficiency Through Mixed-Income Housing

Mixed-income housing combines low-income and higher-income households in the same development. After decades of using public housing and other federally subsidized housing developments to shelter low- to moderate-income working families, the Federal Government is shifting toward deconcentration via the creation of mixed-income communities indistinguishable from market-rate housing.

Mixed-income properties promote safe housing environments and share the theme of upward mobility by providing opportunities for overcoming barriers to education and employment for low-to moderate-income working families.

Regardless of income, most families have the same concerns – security, employment, getting the best possible education for their kids, and wanting a safe, decent place to live.

Neighborhood revitalization and the creation of mixed-income developments is the business of creating safe, viable, and vibrant neighborhoods; it creates neighborhoods of choice, improving our sense of place and our sense of pride. Revitalization adds new investment to our communities and allows us to restore hope and equal opportunities for all of our residents.

The Future is NOW

Today, RIHA is the provider of housing of choice rather than housing of last resort. It is returning to its roots as the developers and managers of property. RIHA also supports a variety of programs fostering economic self-sufficiency and personal growth. As a result, public housing-eligible residents have more choices and more control over where they live coupled with the opportunity to become self-sufficient, contributing members of their communities. To accomplish this, RIHA has implemented the following recommended AMP initiatives over the past 3 years.

1. Disposed of the six single-family scattered site homes
2. Completed Phase I of the Voss Brothers Warehouse redevelopment
3. Currently developing 35 mixed-income loft apartments as Phase II of the Voss Brothers Warehouse redevelopment
4. Demolished Valley Homes
5. Developed a Relocation Plan in accordance with the Uniform Relocation Act (URA)
6. Relocated 53 displaced Valley Home households a full five-months ahead of schedule
7. Created a not-for-profit corporation known as Community Housing Solutions
8. Developed six affordable single-family, for-sale, in-fill homes in four Rock Island neighborhoods
9. Implemented a Section 8 Housing Choice Voucher Homeownership program allowing participants to use their vouchers to help meet first-time homeownership expenses
10. Implemented a Homeownership program per HUD Section 32 regulations
11. Purchased the Hickman Center as the RIHA maintenance warehouse

Through Community Housing Solutions, RIHA has:

12. Demolished the Angel Salsa building for the construction of Douglas Park Place, an eight-unit, mixed-income rental development designed to serve women with special needs
13. Renovated the Murphy House, a historic landmark with four market-rate condominiums
14. Recommended redevelopment of Valley Homes to be known as Creekwood Park, a mixed-income subdivision with single-family for-sale homes

Over the next 10 - 20 years, RIHA will continue to remove obsolete housing units from its portfolio. As this occurs, units will be replaced with alternate housing opportunities for low- and moderate-income families. New housing will include, but not be limited to, multi-unit and single-family in-fill, mixed-income rental and for-sale options. New housing will not in any way resemble the public housing we have become accustomed to over the past several decades.

Self-Sufficiency: the Key to Success

RIHA is seeking to renew neighborhoods from within by establishing a range of programs and services aimed at increasing homeownership and economic opportunity. Acting as an intermediary, RIHA is actively pooling the resources from a variety of service providers and

collaborators to provide a diverse selection of support services. By partnering with financial providers and counselors, health and educational institutions, job training organizations, and social service agencies, RIHA can play an important role in changing and improving the community by improving the lives of the people living there. Together, we are helping to restore hope and equal opportunities for all residents in Rock Island.

A Housing Authority of Distinction

Six years ago, RIHA was considered financially “Troubled” by HUD. Today, it holds a High Performer status and has done so four out of the past six years. In addition, RIHA is one of very few PHAs nationwide to have a comprehensive AMP in place. Further, RIHA has successfully implemented and completed more than 10 high-profile initiatives within the plan – including the demolition of Valley Homes and the successful relocation of 53 families a full five months ahead of schedule.

RIHA has been recognized by the Illinois Association of Housing Authorities (IAHA) for “Operational Excellence” and received an “Award of Merit in Housing and Community Development” from the National Association of Housing and Redevelopment Officials (NAHRO) in 2005. RIHA is also actively engaged in providing professional consulting services to other PHAs on both a state and national level.

RIHA continues to develop and implement initiatives enabling it to become more economically self-sufficient. This entrepreneurial nature is allowing it to reduce its dependency on HUD subsidies while returning to its legislative roots as developers and managers of housing.

RIHA is actively focused on creating healthy vibrant communities by pursuing new and creative ways to meet the changing housing needs of the diverse population of Rock Island.

Yes No: e) 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:

RIHA is developing a 70-unit, mixed-finance development featuring one-, two- and three-bedroom apartments for individuals and families with incomes at or below 30%, 40% and 60% AMI. 33 of these units will be public housing units under Annual Contributions Contract to replace units previously demolished by RIHA. RIHA has received Low-Income Housing Tax Credits from the Illinois Housing Development Authority to fund this project, but because of sub-prime market conditions, the project is experiencing a funding shortfall. RIHA is utilizing Replacement Housing Factor funds as well as proposing to utilize the Public Housing Operating Fund Program to bridge this funding gap.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

The family does not owe money to the PHA

The family has not committed any serious or repeated violations of a PHA-assisted lease within the past five years.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Project NOW Senior Center Meal Site	50	Open to all	Spencer Towers	Public Housing
Robert Young Center for Community Mental Health Transition Services	14 6	RYC Clients	Spencer Towers Sunset Heights	Public Housing
Alternatives for the Older Adult Support Services	18 10	Aged 60 & older	Spencer Towers Sunset Heights	Public Housing
Rock Island Fitness and Activity Center	145 100	Open to all	Spencer Towers Sunset Heights	Public Housing
Technology Now Computer Training	40 40 40 20	Open to all	Spencer Towers Sunset Heights Manor Homes Lincoln Homes Section 8	Both programs

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 06/13/2008)
Public Housing	25	40
Section 8	25	28

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Attachment F

(from Admissions & Continued Occupancy Policy, effective October 1, 2007)

Chapter 11 COMMUNITY SERVICE

INTRODUCTION

This chapter explains HUD regulations requiring PHAs to implement a community service program for all non-exempt adults living in public housing.

This chapter describes HUD regulations and PHA policies related to these topics in two parts:

Part I: Community Service Requirements. This part describes who is subject to the community service requirement, who is exempt, and HUD's definition of economic self-sufficiency.

Part II: PHA Implementation of Community Service. This part provides PHA policy regarding PHA implementation and program design.

PART I: COMMUNITY SERVICE REQUIREMENT

11-I.A. OVERVIEW

HUD regulations pertaining to the community service requirement are contained in 24 CFR 960 Subpart F (960.600 through 960.609). PHAs and residents must comply with the community service requirement, effective with PHA fiscal years that commenced on or after October 1, 2000. Per 903.7(l)(1)(iii), the PHA Plan must contain a statement of the how the PHA will comply with the community service requirement, including any cooperative agreement that the PHA has entered into or plans to enter into.

Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities [24 CFR 960.601(b)].

In administering community service requirements, the PHA must comply with all nondiscrimination and equal opportunity requirements [24 CFR 960.605(c)(5)].

11-I.B. REQUIREMENTS

Each adult resident of the PHA, who is not exempt, must [24 CFR 960.603(a)]:

- Contribute 8 hours per month of community service; or
- Participate in an economic self-sufficiency program (as defined in the regulations) for 8 hours per month; or
- Perform 8 hours per month of combined activities (community service and economic self-sufficiency programs).

An individual may not skip a month and then double up the following month, unless special circumstances warrant it. The PHA will make the determination of whether to permit a deviation from the schedule.

Individuals who have special circumstances which they believe will prevent them from completing the required community service hours for a given month, must notify the PHA in writing within 5 business days of the circumstances becoming known. The PHA will review the request and notify the individual, in writing, of its determination within 10 business days. The PHA may require those individuals to provide documentation to support their claim.

Definitions

Exempt Individual [24 CFR 960.601(b)]

An *exempt individual* is an adult who:

- Is age 62 years or older
- Is blind or disabled (as defined under section 216[i][1] or 1614 of the Social Security Act), and who certifies that because of this disability s/he is unable to comply with the service provisions
- Is a primary caretaker of such an individual
- Is engaged in work activities

The PHA will consider 30 hours per week as the minimum number of hours needed to qualify for a work activity exemption.

- Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program; or
- Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA

is located, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

Community Service [PH Occ GB, p. 174]

Community service is volunteer work which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
- Work with a nonprofit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls Clubs, 4-H programs, PAL, Garden Center, community clean-up programs, beautification programs, other youth or senior organizations
- Work at the PHA to help improve physical conditions
- Work at the PHA to help with children's programs
- Work at the PHA to help with senior programs
- Helping neighborhood groups with special projects
- Working through a resident organization to help other residents with problems, serving as an officer in a resident organization, serving on the resident advisory board
- Caring for the children of other residents so they may volunteer

NOTE: Political activity is excluded for purposes of eligible community service activities.

Economic Self-Sufficiency Program [24 CFR 5.603(b)]

For purposes of satisfying the community service requirement, an *economic self-sufficiency program* is defined by HUD as: Any program designed to encourage, assist, train, or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeships (formal or informal), or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Work Activities [42 U.S.C. 607(d)]

As it relates to an exemption from the community service requirement, *work activities* means:

- Unsubsidized employment
- Subsidized private sector employment
- Subsidized public sector employment
- Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available
- On-the-job training
- Job search and job readiness assistance
- Community service programs
- Vocational educational training (not to exceed 12 months with respect to any individual)
- Job skills training directly related to employment
- Education directly related to employment, in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency
- Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate

- Provision of child care services to an individual who is participating in a community service program

Notification Requirements [24 CFR 960.605(c)(2)]

The PHA must give each family a written description of the community service requirement, the process for claiming status as an exempt person, and the process for PHA verification of exempt status. The PHA must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt.

The PHA will provide the family with a copy of the Community Service Policy found in Exhibit 11-1 of this chapter, at lease-up, lease renewal, when a family member is determined to be subject to the community service requirement during the lease term, and at any time upon the family's request.

On an annual basis, at the time of lease renewal, the PHA will notify the family in writing of the family members who are subject to the community service requirement and the family members who are exempt. If the family includes non-exempt individuals the notice will include a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which they may record the activities they perform and the number of hours contributed. The form will also have a place for a signature by an appropriate official, who will certify to the activities and hours completed.

11-I.C. DETERMINATION OF EXEMPTION STATUS AND COMPLIANCE [24 CFR 960.605(c)(3)]

The PHA must review and verify family compliance with service requirements annually at least thirty days before the end of the twelve month lease term. The policy for documentation and verification of compliance with service requirements may be found at Section 11-I.D., Documentation and Verification.

Annual Determination

Determination of Exemption Status

An exempt individual is excused from the community service requirement [24 CFR 960.603(a)].

At least 60 days prior to lease renewal, the PHA will review and verify the exemption status of all adult family members. This verification will only be done on an annual basis unless the family reports a change or the PHA has reason to believe that an individual's exemption status has changed. For individuals who are exempt because they are 62 years of age and older, verification of exemption status will be done only at the initial examination.

Upon completion of the verification process, the PHA will notify the family of its determination in accordance with the policy in Section 11-I.B., Notification Requirements.

Determination of Compliance

The PHA must review resident family compliance with service requirements annually at least thirty days before the end of the twelve month lease term [24 CFR 960.605(c)(3)]. As part of this review, the PHA must verify that any family member that is not exempt from the community service requirement has met his or her service obligation.

Approximately 60 days prior to the end of the lease term, the PHA will provide written notice requiring the family to submit documentation that all subject family members have complied with the service requirement. The family will have 10 business days to submit the PHA required documentation form(s).

If the family fails to submit the required documentation within the required timeframe, or PHA approved extension, the subject family members will be considered noncompliant with community service requirements, and notices of noncompliance will be issued pursuant to the policies in Section 11-I.E., Noncompliance.

Change in Status Between Annual Determinations

Exempt to Non-Exempt Status

If an exempt individual becomes non-exempt during the twelve month lease term, it is the family's responsibility to report this change to the PHA within 10 business days.

Within 10 business days of a family reporting such a change, or the PHA determining such a change is necessary, the PHA will provide written notice of the effective date of the requirement, a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which the family member may record the activities performed and number of hours contributed.

The effective date of the community service requirement will be the first of the month following 30 day notice.

Non-Exempt to Exempt Status

If a non-exempt person becomes exempt during the twelve month lease term, it is the family's responsibility to report this change to the PHA within 10 business days. Any claim of exemption will be verified by the PHA in accordance with the policy at 11-I.D., Documentation and Verification of Exemption Status.

Within 10 business days of a family reporting such a change, or the PHA determining such a change is necessary, the PHA will provide the family written notice that the family member is no longer subject to the community service requirement, if the PHA is able to verify the exemption.

The exemption will be effective immediately.

11-I.D. DOCUMENTATION AND VERIFICATION [24 CFR 960.605(c)(4)]

The PHA must retain reasonable documentation of service requirement performance or exemption in participant files.

Documentation and Verification of Exemption Status

All family members who claim they are exempt from the community service requirement will be required to sign the community service exemption certification form found in Exhibit 11-3. The PHA will provide a completed copy to the family and will keep a copy in the tenant file.

The PHA will verify that an individual is exempt from the community service requirement by following the verification hierarchy and documentation requirements in Chapter 7.

The PHA makes the final determination whether or not to grant an exemption from the community service requirement. If a resident does not agree with the PHA's determination, s/he can dispute the decision through the PHA's grievance procedures (see Chapter 14).

Documentation and Verification of Compliance

If qualifying community service activities are administered by an organization other than the PHA, a family member who is required to fulfill a service requirement must provide certification to the PHA, signed by the organization, that the family member has performed the qualifying activities [24 CFR 960.607].

If anyone in the family is subject to the community service requirement, the PHA will provide the family with community service documentation forms when a family member becomes subject to the community service requirement during the lease term or upon request by the family.

Each individual who is subject to the requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on the required form. The certification form will also include places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed.

Families will be required to submit the documentation to the PHA, upon request by the PHA.

If the PHA has reasonable cause to believe that the certification provided by the family is false or fraudulent, the PHA has the right to require third-party verification.

11-I.E. NONCOMPLIANCE

Initial Noncompliance

The lease specifies that it is renewed automatically for all purposes, unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for non-renewal of the lease at the end of the twelve month lease term, but not for termination of tenancy during the course of the twelve month lease term [24 CFR 960.603(b)]. If the tenant or another family member has violated the community service requirement, the PHA may not renew the lease upon expiration of the twelve-month term of the lease, unless the tenant and any other noncompliant family member enter into a written agreement with the PHA. Under this agreement the tenant or noncompliant family member must agree to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency needed to make up the total number of hours required, over the twelve-month term of the new lease. In addition, all other members of the family who are subject to the service requirement must be currently complying with the service requirement or must no longer be residing in the unit [24 CFR 960.607(c)].

Notice of Initial Noncompliance [24 CFR 960.607(b)]

If the PHA determines that there is a family member who is required to fulfill a service requirement, but who has failed to comply with this obligation (noncompliant resident), the PHA must notify the tenant of this determination.

The notice to the tenant must briefly describe the noncompliance. The notice must state that the PHA will not renew the lease at the end of the twelve-month lease term unless the tenant, and any other noncompliant resident, enter into a written agreement with the PHA to cure the noncompliance, or the family provides written assurance satisfactory to the PHA that the tenant or other noncompliant resident no longer resides in the unit.

The notice must also state that the tenant may request a grievance hearing on the PHA's determination, in accordance with the PHA's grievance procedures, and that the tenant may exercise any available judicial remedy to seek timely redress for the PHA's nonrenewal of the lease because of the PHA's determination.

The notice of initial noncompliance will be sent at least 45 days prior to the end of the lease term.

The family will have 10 business days from the date of the notice of noncompliance to enter into a written agreement to cure the noncompliance over the next 12-month reexamination term, provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before the PHA will agree to continued occupancy of the family. Documentation must consist of a certification signed by the head of household as well as evidence of the current address of the family member that previously resided with them.

If the family does not request a grievance hearing, or does not take either corrective action required by the notice of noncompliance within the required 10 business day timeframe, the PHA will terminate tenancy in accordance with the policies in Section 13-IV.D.

Continued Noncompliance [24 CFR 960.607(b)]

If, after the 12 month cure period, the family member is still not compliant, the PHA must terminate tenancy of the entire family, according to the PHA's lease, unless the family provides documentation that the noncompliant resident no longer resides in the unit.

Notices of continued noncompliance will be sent at least 30 days prior to the end of the lease term and will also serve as the family's termination notice. The notice will meet the requirements for termination notices described in Section 13-IV.D, Form, Delivery, and Content of the Notice.

The family will have 10 business days from the date of the notice of non-compliance to provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before the PHA will agree to continued occupancy of the family. Documentation must consist of a certification signed by the head of household as well as evidence of the current address of the noncompliant family member that previously resided with them.

If the family does not request a grievance hearing, or provide such documentation within the required 10 business day timeframe, the family's lease and tenancy will automatically terminate at the end of the current lease term without further notice.

PART II: IMPLEMENTATION OF COMMUNITY SERVICE

11-II.A. OVERVIEW

Each PHA must develop a policy for administration of the community service and economic self-sufficiency requirements for public housing. It is in the PHA's best interests to develop a viable, effective community service program, to provide residents the opportunity to engage in the community and to develop competencies.

PHA Implementation of Community Service

The PHA may not substitute any community service or self-sufficiency activities performed by residents for work ordinarily performed by PHA employees, or replace a job at any location where residents perform activities to satisfy the service requirement [24 CFR 960.609].

PHA Program Design

The PHA may administer qualifying community service or economic self-sufficiency activities directly, or may make community service activities available through a contractor, or through partnerships with qualified organizations, including resident organizations, and community agencies or institutions [24 CFR 960.605(b)].

The PHA will attempt to provide the broadest choice possible to residents as they choose community service activities.

The PHA may provide in-house opportunities for volunteer work or self-sufficiency programs when possible.

The PHA may design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. The PHA will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

The PHA will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments.

Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations, are described in the PHA Plan.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

All developments are affected.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): Community Policing Program

2. Which developments are most affected? (list below)

All developments are affected.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

ATTACHMENT G

(from Admissions & Continued Occupancy Policy effective October 1, 2007)

Chapter 10 PETS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

INTRODUCTION

This chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

Part I: General Policy Regulations

Part II: Owner Responsibility

Part III: Pet Removal

PART I: GENERAL POLICY REGULATIONS

10-I.A. ENABLING REGULATIONS

“Section 526 of the Quality Housing And Work Responsibility Act of 1998 (QHWRA) provides that residents of public housing may own 1 or more common household pets. This is subject to the reasonable requirements of the PHA. The resident must maintain each pet responsibly and in accordance with applicable State and local public health, animal control, and animal anti-cruelty laws and regulations and with the policies established in the agency plan for the PHA. To this end, the Rock Island Housing Authority has adopted ‘reasonable’ pet requirements...”

These “Reasonable Pet Requirements” incorporate the various state and local laws governing pets that include inoculating, licensing, and restraint and provide sufficient flexibility to protect the rights and privileges of other residents who chose not to own pets.

In the event of an emergency or building evacuation it is the responsibility of the pet owner to remove the animal.

10-I.B. TYPE OF DWELLING UNITS PERMITTING PETS

All residents of RIHA are eligible for pets according to the “Pet Policy.”

10-I.C. TYPE OF PETS AND NUMBER PER UNIT

A common household pet is defined as being a cat, dog, goldfish or tropical fish, canary, parakeet, cockatiel, lovebird, hamster, gerbil, guinea pig or rabbit. Examples of animals that are **not** considered common household for purposes of this policy include: Reptiles, amphibians, insects, mice, rats, ferrets, arachnids, wild animals, feral animals, pot-bellied pigs, animals used for commercial breeding, or other animals not listed above. No dangerous or intimidating pets, (i.e., pit-bull dogs, rottweilers, or doberman pinchers) will be permitted.

The following number of pets to a unit will be permitted: two (2) cats, one (1) dog, one (1) fish bowl or tank, one (1) cage with no more that two (2) birds, two (2) hamsters, two (2) guinea pigs, one (1) gerbil, one (1) rabbit. A tank or aquarium holding up to 10 gallons will be counted as one (1) pet. A combination of no more than two (2) types of pets will be allowed to a unit.

10-I.D. REGULATION REQUIREMENTS PRIOR TO ADMISSION

All pets must be registered with Management before permission is granted. Registration must show type of pet, recent picture, name, age, license number, current inoculation information, name and address of the pet's veterinarian, plus a signed responsibility card showing the names of three (3) persons to call to come get the pet in the event of the tenant's illness or death.

Residents will be refused pet registration if (per management determination):

- The tenant is unable to fulfill their past or future obligations as a pet owner;
- The tenant is unable to adhere to the terms of the lease or house pet rules;
- The pet does not meet the definition of common household pet;
- The temperament of the animal is considered dangerous;
- Keeping the pet would violate any pet restrictions listed in this policy;
- The tenant has previously been charged with animal cruelty under state or local law, or has been evicted, had to relinquish a pet, or been prohibited from future pet ownership due to pet rule violations or a court order.

If the PHA refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of the PHA's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the PHA's grievance procedures.

A pet at time of submission of Pet Permit Application in the amount of \$50.00 will accompany the application. This amount will be applied on the \$150.00 pet deposit if the pet application is approved. The pet deposit is to be used to cover cost of damages or fumigation as the result of pet ownership. The pet deposit will be refunded minus any applicable charges within thirty (30) days after resident vacates the unit or the pet is permanently removed from the unit.

In the event the pet owner is incapacitated or no longer available to care for the pet, the person designated on the registration form must remove the pet. In absence of the designated person's availability, management will place the pet with the Rock Island County Humane Society.

10-I.E. GENERAL POLICY FOR AUTHORIZED PETS

Pets must go directly from their floor to the elevator and down to first floor to the outside and back the same way.

Only one (1) pet is allowed in elevator at a time. If one (1) pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

Pets are not permitted on other floors other than first floor or their own apartment floor.

Pets are never permitted in the public rooms, i.e.: office, community room, laundry room, lounge, or smoking room.

Pets are not permitted in hallways except for proceeding directly to the elevator or apartment when entering or exiting.

Any pet suffering illness must have an appointment within two (2) days with a veterinarian for diagnosis and treatment. The Rock Island Housing Authority must, upon demand, be shown a statement from the veterinarian indicating the diagnosis. Any pet suspected of suffering symptoms of rabies or any other disease considered to be a threat to health must be immediately removed from the premises until signed evidence from a veterinarian can be produced to indicate that the animal is not so afflicted.

Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other tenants. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities. Failure to so control pet noise may result in the removal of the pet from the premises.

PUBLIC HOUSING AUTHORITY SHALL TAKE ALL NECESSARY ACTIONS UNDER THE LAW TO REMOVE ANY PET THAT CAUSES BODILY INJURY TO ANY TENANT, GUEST, VISITOR, OR STAFF MEMBER.

All resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for their pets. Pets that appear to be poorly cared for or are left unattended for longer than the required designated time as specified under the description of pet requirements for that specific pet will be reported to the Humane Society and will be removed from the premises at the pet owner's expense.

In the event of a tenant's sudden illness, the resident pet owner agrees that management shall have discretion with respect to the provision of care for the pet consistent with policy guidelines and at the expense of the resident pet owner unless written instruction with respect to such care are provided in advance by the resident to the project office. All care shall be at the resident's expense.

Unwillingness on the part of named caretakers of a pet to assume custody of the pet shall relieve management of any requirement to adhere to any written instruction with respect to the care or disposal of a pet and shall be considered as authorization to management to exercise discretion in such regard consistent with policy guidelines.

Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or be easily frightened by such animals. The resident, therefore, agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.

Tenants shall not alter the interior of their unit, patio, or balcony to create enclosure for any animal or bird.

Tenants shall not tie pets outside of the dwelling unit.

Dog houses are not allowed on Housing Authority property.

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Tenants shall not feed stray or unregistered animals. This shall constitute having pet without permission of the Authority.

PART II: OWNER RESPONSIBILITY

10-II.A. PET RESPONSIBILITY CARD (see EXHIBIT I)

Prior to pet admission, the owner must fill in and sign a written responsibility form showing name, address and phone number of three (3) local persons who will come and get the pet in the event of a tenant's illness, vacation, or death. The responsibility form must be renewed each year by June 30th. Persons so named will be responsible in the order of their names on the responsibility card.

10-II.B. PET DAMAGE DEPOSIT

A Pet Damage Deposit will be required for dogs and cats only. However, all pet owners must comply with registration rules for all other pets. The Pet Damage Deposit is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including, but not limited to the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the Pet Damage Deposit will be \$150.00. Tenant will pay \$50.00 at the time of application and remaining balance at time of application approval. If this creates a financial hardship, the remaining balance may be paid in full by four (4) months. Upon vacancy or permanent removal of pet, the Pet Damage Deposit will be refunded minus repairs for damage or necessary fumigation due to the pet.

Residents liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse the project for the amount for the real cost of any and all damages caused by his/ her pet where they exceed the amount of the pet deposit.

All units occupied by a dog or cat will be fumigated upon being vacated, the cost of which will be born by the security deposit. Infestation of a unit by fleas carried by the pet shall be the responsibility of the pet owner.

10-II.C. DOG OWNER REQUIREMENTS

Any dog must be no less than six (6) weeks old.

Dog must be spayed or neutered by six (6) months of age and proof must be furnished to the Housing Manger.

Each dog must be licensed by proper authority and proof of license renewal must be furnished by the tenant each year by June 30th to his or her Housing Manager.

The dog must wear a collar at all times showing license and owner's name and address.

Each year by June 30th, the tenant must show proof that the dog has had the proper Parvo shots and distemper and rabies shots, the proof must be signed by a veterinarian.

A dog cannot be over 20 inches tall at the top of the shoulder or weigh over 30 pounds when it is considered full-grown.

A dog must be on a leash at all times when outside owner's apartment unless it is in an approved locked pet carrier. The leash must be no longer than six (6) feet long. Any city, county or state rules governing the leashing of animals shall also apply.

Dogs cannot be on Rock Island Housing Authority property between 9:00 a.m. and 4:30 p.m.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from his/her pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

IMPORTANT: Only one (1) pet is allowed in an elevator at a time. If one (1) pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

No dog may stay alone in an apartment for more than 12 hours. It is the responsibility of the tenant if they have to leave suddenly and be away for more than 12 hours to take the pet elsewhere until they return. If a pet is found alone, Pet Removal policy (Section 10-1.M) will take effect.

Pet owner must designate an alternative residence for the pet before management approves pet.

Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Housing Authority property due to pet or removal of pet feces by staff.

Pet owners shall be charged \$10.00 each time for not removing the feces of their pet. After the third (3rd) offense, the Health Department will be notified

Pet owners are not to allow their pet to urinate on bushes.

Clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their pet inflicts bodily injuries on a person.

Pet Owners will be responsible for all cost incurred if their pet damages property belonging to RIHA or another tenant.

10-II.D. CAT OWNER REQUIREMENTS

Cats may be not less than six (6) weeks old.

All cats must be litter trained before admission.

The cat must be declawed (front claws only) by five (5) months old and spayed or neutered by six (6) months. Proof must be shown to the Housing Manager.

The cat must wear a collar at all times showing owner's name and address plus a flea collar.

Proof must be shown before admission and each year by June 30th that the cat has had the proper FVR-CP and rabies and distemper shots. This proof must be signed by a veterinarian.

Cat must be on a leash at all times when outside of the owner's apartment unless is in an approved locked pet carrier. The leash must be no longer than six (6) feet. Any city, county, or state rule governing the leashing of animals shall apply.

Tenant must use a Rock Island Housing Authority approved type litter box, which is kept clean daily. Litter must be put in a sealed plastic bag and disposed of daily.

No cat can be over eight (8) inches tall at the shoulders or weigh over 15 pounds.

Cats may be exercised on the Rock Island Housing Authority property.

No cat may stay alone in an apartment overnight for more than 24 hours. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, Pet Removal policy (Section 10-IM) will take effect.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from his pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

The flea collar must be changed every three (3) months.

All animal waste or litter from cat litter boxes shall be picked up immediately by the pet owner and disposed of in a sealed plastic bag and placed in trash bins. Cat litter shall be changed at least twice a week.

No cat litter – regular, scoopable or flushable – shall be disposed of by flushing down toilets. Charges for unclogging toilets or clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their pet inflicts bodily injuries on a person.

Pet Owners will be responsible for all cost incurred if their pet damages property belonging to RIHA or another tenant.

10-II.E. BIRD OWNER REQUIREMENTS

No monthly maintenance fee unless a problem exists.

No more than (2) birds to a unit will be permitted. Canaries, parakeets, cockatiels or lovebirds only. **No parrots.**

The cage must be no larger than five (5) feet high and four (4) feet wide.

Cages must be cleaned and debris disposed of in a plastic bag to be put in the trash immediately.

Birds must be healthy and free of disease at all times.

Birds that do not have their wing clipped must be in a cage when inside of the resident's apartment. Birds must be in a cage when entering or leaving the building.

Birds are not permitted to be left alone in an apartment over 24 hours unless an arrangement for daily care has been made by the owner.

Clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their pet inflicts bodily injuries on a person.

Pet Owners will be responsible for all cost incurred if their pet damages property belonging to RIHA or another tenant.

10-II.F. FISH OWNER REQUIREMENTS

Monthly maintenance charge of \$2.00 for fish tanks over 10 gallons to be paid with the rent by the fifth (5th) of each month in a facility where the tenant does not pay for electricity. No charge for a fish bowl not over three (3) quarts.

One (1) fish tank only permitted to a unit and must not be bigger than twenty (20) gallon size, or one (1) large gold fish bowl no more than one (1) gallon size.

Fish may not be alone in the unit over one (1) week unless the owner has made arrangements for daily care.

Pet owner must be aware when cleaning or filling fish tanks that water damage done to tenant's apartment or apartments under him will be billed to the pet owner and any charges must be paid within 30 days of the incident.

Clean-up of common area required because of attributable aquarium nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet Owners will be responsible for all cost incurred if their aquarium damages property belonging to RIHA or another tenant.

PART III: PET REMOVAL

10-III.A. PET REMOVAL

Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:

- a. Creation of a nuisance after proper notification consistent with these Pet Rules. Notice shall be within a forty-eight (48) hour period.
- b. Excessive pet noise or odor with proper notification.
- c. Unruly or dangerous behavior.
- d. Excessive damage to the resident's apartment unit.
- e. Repeated problems with vermin flea infestation.
- f. Failure of the tenant to provide for adequate care of his/her pet.
- g. Leaving a pet unattended for more than the designated time as described under the Pet Owner requirements
- h. Tenant serious illness and/or death.
- i. Failure to observe any other rule contained in this section and not here listed upon proper notification.

If it has been determined that the tenant must remove the pet from the unit, the tenant will be required to remove the pet within 30 calendar days of the notice.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below):
 - Comprehensive Market Study
 - Evaluation of Long-Term Cost for Physical Improvements
 - Consultation with Local Governmental Officials
 - Consultation with Social Service Agencies
 - Consultation with Realtors and Real Estate Management Organizations

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment **il018k02**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below):

The RAB offered no comments in regard to amending the recommended changes to the PHA Plan. After meetings and reviewing the recommended changes, the RAB endorsed the Plan.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Rock Island

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 in the jurisdiction 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)

RIHA intends to work with the City of Rock Island and other governmental and not-for profit organizations in the area to provide a comprehensive solution to the housing problems of low-income residents of Rock Island. RIHA is well-suited to provide low-income rental housing in the form of public housing and Section 8 tenant-based rental assistance. This will continue to be extremely useful in helping to reduce the cost burden and other housing problems facing extremely low-income renter families.

Over the period in which this Agency Plan is in effect, RIHA will investigate other opportunities to provide high quality housing assistance to families in need. Because affordability, the substandard condition of older housing stock and the high vacancy rate of existing housing stock are key issues identified in the City's Consolidated Plan, RIHA will investigate and spearhead, where possible, partnerships designated to create new assisted housing units for low-income households.

☒ Other: (list below)

In formulating its Asset Management Plan in 2003 and in accordance with the Procurement Policy, RIHA conducted a nation-wide search for a firm to perform an Asset Management Assessment. RIHA selected Goodwin & Associates who sought input from all constituencies, meeting with residents, Commissioners, City staff, community leaders, RIHA staff and citizens of Rock Island.

In keeping with the input provided by these groups and the analysis of both the physical maintenance needs of the properties and the housing needs of current and future residents, an innovative approach allowing all participants and stakeholders to benefit was developed.

By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. By implementing this Asset Management Plan, RIHA will be able to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than housing of last resort.

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

(Page numbers refer to the City of Rock Island's Consolidated Plan for 2008-2013, which was submitted to HUD on February 15, 2008)

“The City of Rock Island has developed a five-year strategic plan to address the City’s community development needs and all anticipated resources....Priority groups to be addressed by this Consolidated Plan continue to include low- and moderate-income homeowners, low- and moderate-income renters, homeless persons, and non-homeless persons with special needs. These groups will be assisted through the following priority activities over the next five years:

- Priority 1:* Promote, Increase and Maintain Homeownership for Households with Low and Moderate Incomes (30%, 50%, 80% MFI).
- Priority 2:* Provide Safe, Affordable, Decent Housing for Renters with Low and Moderate Incomes (30%, 50%, 80% MFI).
- Priority 3:* Provide Transitional & Permanent Supportive Housing and Services for Homeless Persons.
- Priority 4:* Provide Supportive Services for Non-homeless Persons with Special Needs.
- Priority 5:* Economic Development and Revitalization with Job Creation.

“To meet the designated priorities over the next five years, the City of Rock Island and additional community partners will perform a broad range of activities.” *(pages 86-87)*

RIHA is a key partner and its several of its activities (all of which are included in this PHA Plan) are included in addressing Priorities 1 to 4 above. *(see tables on pages 90-98)* “The City will work closely with the RIHA in the implementation of its Asset Management Plan and other efforts to create affordable housing.” *(page 105)*

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Admissions Policy for Deconcentration (from Admissions and Continued Occupancy Policy effective October 1, 2007)

Deconcentration and Income Mixing

RIHA has done an analysis of its public housing developments and has determined that there is not a concentration of poverty in any one development as compared to other RIHA developments.

Attachment B: FY 2006 Capital Fund Program Annual Statement (included as separate document, **il018b02**).

Attachment C: List of Resident Advisory Board Members

Housing Choice Voucher Program:

Edna Watson, 1228 4th Avenue Apt. 1, Rock Island, IL 61201, (309) 786-0268

Michelle Gugelmeyer, 701 31st Apt. 1, Rock Island, IL 61201, (309) 269-1135

Manor Homes – IL018002:

Barlee Lake, 2625 7 ½ Street, Rock Island, IL 61201, (309) 786-1215

Kathy Burton, 2629 7 ½ Street, Rock Island, IL 61201, (309) 788-7139

Lincoln Homes – IL018003:

Sandra A. Bommon, 714 5 1/2 Avenue, Rock Island, IL 61201, (309) 786-4147

Sunset Heights – IL018004:

Dorothy Light, 3130 9th Street, Apt. 7-L, Rock Island, IL 61201, (309) 786-9801

Georgia Smith, 3130 9th Street, Apt. 9-B, Rock Island, IL 61201, (309) 786-3919

Spencer Towers – IL018006:

Debra Durant, 111 20th Street, Apt. 412, Rock Island, IL 61201, (309) 631-5577

Shellee Nylin, 111 20th Street, Apt. 612, Rock Island, IL 61201, (309) 786-1510

All Terms Expire April 1, 2009

Attachment D: List of Resident Board Member

Resident Commissioner:

Kenneth Simmons, 111 20th Street, Apt. 914, Rock Island, IL 61201, (309) 793-7884

Attachment E: Community Service Description of Implementation, pages 51-58

Attachment F: Information on Pet Policy, pages 61-68

Attachment G: Section 8 Homeownership Capacity Statement

RIHA is employing the following provisions as requirements for Section 8 voucher holders to participate in the Section 8 Homeownership program as outlined in its Administrative Plan:

1. RIHA prohibits balloon payment mortgages, variable interest rate loans, seller financing and seller financing on a case-by-case basis.
2. RIHA requires a minimum cash down payment of \$1,500 to be paid from the family's own resources.

Attachment H: Description of Homeownership Programs

HOMEBUYER INCENTIVE PROGRAM POLICY

OBJECTIVE

The objective of this Homebuyer Incentive Program Policy is to provide the mechanism by which low-income public housing families may be prepared to become homebuyers, with a strong emphasis on successful, long-term ownership of the home.

PLAN SUMMARY

Public housing residents will prepare to become homebuyers by participating in the Homebuyer Incentive Program (HIP). After meeting the minimum HIP requirements, program participants are given classroom and real-world living experiences that may prepare them to become homebuyers. HIP assesses each family's needs, develops a plan for strengthening identified weaknesses, and assists each family with implementing its personal plan. Real-world experiences occur as the result of requiring families to function as homeowners.

Families take an active role in the care and maintenance of their unit, paying all utilities, budgeting their income to handle routine, as well as meeting unexpected, expenses.

ELIGIBLE PARTICIPANTS

- A. As the 2003 Asset Management Plan identified that certain properties should be revitalized or demolished, residents displaced as a result of such action will receive priority for admission to the program. If units remain after all qualified displaced residents have been assigned, residents of other RIHA low-rent public housing developments will be considered.
- B. Minimum Qualifications
 1. Current resident of RIHA low-rent public housing developments
 2. Continuous RIHA residence for minimum of one year
 3. Must be in good standing with RIHA management. Factors which will be considered include:
 - i. Prompt payment of rent
 - ii. Good neighbor, no substantiated complaints
 - iii. Complies with lease agreement
 - iv. No unusual resident-caused damage to unit
 - v. No major housekeeping complaints
 - vi. No criminal activity for a minimum of three years

4. Interested in homeownership and in participating in the HIP program

SELECTION

- A. Waiting lists
 1. Separate waiting lists will be maintained for each unit size (number of bedrooms) for which the household is qualified.
 2. If the household is eligible for more than one unit size, the family must declare the desired unit size at the time of application.
- B. Organization of waiting lists
 1. Within each waiting list, priority will be given to displaced households
 2. Within displaced households, those households continuously occupying since the date of Initiation of Negotiation (HUD approval of application for revitalization or demolition) a displacement dwelling will receive priority.
 3. Within each occupancy group, priority will be given to households based on income.
 - i. Households with income equal to or greater than 50% but less than 80% of the median income for the Davenport-Moline-Rock Island metropolitan area for the household size.
 - ii. Households with income equal to or greater than 30% but less than 50% of the median income.
 - iii. Household with income less than 30% of the median income.
 4. Within each income group, priority will be given based on the household's initial date of continuous occupancy of any RIHA low-rent public housing unit (original move-in date).
- C. Income thresholds are published by HUD and are revised each year. For Fiscal Year 2007, the thresholds are as follows:

Household Size	30% of MFI	50% of MFI	80% of MFI
1 person	\$12,650	\$21,050	\$33,650
2 person	\$14,450	\$24,050	\$38,500
3 person	\$16,250	\$27,050	\$43,300
4 person	\$18,050	\$30,050	\$48,100
5 person	\$19,500	\$32,450	\$51,950
6 person	\$20,950	\$34,850	\$55,800
7 person	\$22,400	\$37,250	\$59,650
8 person	\$23,850	\$39,650	\$63,500

Certain changes in the household may affect priority position on the waiting lists. Upon any of the following events, the household will be placed in the proper position on the proper waiting list. The household's repositioning may result in the household being offered a unit sooner or later than it would have before the repositioning, or could result in the household not being offered a unit at all.

1. If the household composition changes, and that change is reported to the Relocation Specialist, its qualification for unit size or income group may be affected.
2. At the time of application processing, household composition and income will be verified, and the qualification of the household for unit size or income group may be affected.

TIME FRAME

- A. Participants must complete their HIP program and complete a home-purchase transaction within five years of moving into a HIP unit; however, the Executive Director or his/her designee may extend this timetable if the household is making adequate progress toward homeownership for a period of one year on up to two occasions. In no event should a household participate in the HIP program for more than seven years.
- B. Should a HIP participant household be determined by the Executive Director or his/her designee to fail to make adequate progress in a 24-month time period, it will be removed from the program and be required to move from the HIP unit. The household will be allowed to retain its Section 8 Housing Choice Voucher.

ROUTINE HOME MAINTENANCE

- A. Every HIP participant will be responsible for the care and maintenance its home and yard as if the household owned the property.
- B. HIP participants will learn interior and exterior care and maintenance activities, like:
 1. Maintaining good housekeeping
 2. Painting
 3. Resetting circuit breakers
 4. Testing smoke and fire detectors
 5. Unclogging plumbing fixtures using a plunger
 6. Changing central heat/air conditioning filters
 7. Keeping the outside air conditioning unit clean and free of debris or obstruction
 8. Mowing grass
 9. Watering the lawn, shrubs and plants
 10. Edging walks and drives
 11. Trimming around trees, buildings and fences
 12. Trimming shrubs
 13. Planting and cultivating flowers
 14. Cleaning gutters
 15. Removing snow from all sidewalk
 16. Locating water shutoff valves
 17. Locating water heater shutoff valve
 18. Conserving energy

COUNSELING AND TRAINING

- A. HIP participants will receive counseling and training in the following aspects of household financial management and self-sufficiency
 1. Budgets
 2. Credit history

3. Mortgage affordability
 4. Homebuying
 5. Homebuying terminology
 6. Mortgages and interest rates
 7. Homebuyer rights
 8. Real estate agents
 9. Home selection
 10. Appraisals
 11. Homeowners' insurance
 12. Settlement and closing costs
 13. Importance of consistent monthly loan payments
 14. Home maintenance
 15. Foreclosures
 16. Good housekeeping
- B. Training will be provided by RIHA staff augmented by contracted community resources.

TERMINATION AND GRIEVANCES

- A. Households who fail to make adequate progress in its HIP program as determined by the Executive Director or his/her designee will be removed from the program and will have to vacate its unit. The household may retain its Section 8 Housing Choice Voucher and move to another residence.
- B. Households with serious or repeated lease violations will be removed from the program and will have to vacate its unit. The household may forfeit its Section 8 Housing Choice Voucher.
- C. If a participant feels that unfavorable action is taken by RIHA, it may appeal the action. The participant should follow the procedures in the RIHA Grievance Policy.

Attachment I: PHA Management Organizational Chart (included as separate document, **il018i02**).

Attachment J: FY 2006 Capital Fund Program 5 Year Action Plan (included as separate document, **il018j02**).

Attachment K: Comments of Resident Advisory Board or Boards (included as separate document, **il018k02**).

Attachment L: Criteria for Substantial Deviations and Significant Amendments

As is described in 24 CFR 903.21, RIHA may amend or modify its Annual or Five-Year Plan after submitting the plan to HUD. RIHA may modify, amend or change any policy, rule, regulations or other aspect of its plan. If the modification or change is considered a significant amendment or substantial deviation, as defined by RIHA, then RIHA must comply with a number of requirements similar to those required at initial development and submission of the Agency Plan.

RIHA defines substantial deviations and significant amendments to be actions including:

- Changes to rent or admissions policies or organization of the waiting list;
- Changes in the use of Replacement Reserve Funds under the Capital Fund;
- Changes in excess of 10% of the original work plan under the Capital Fund.

Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) and any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities are not considered to be substantial deviations or significant amendments.

Attachment M: Project-Based Voucher Program

RIHA currently has six project-based vouchers at the Sala Flats building, located at 1829 4th Avenue, Rock Island, Illinois. During the coming fiscal year, RIHA may elect to project-base vouchers at the Voss Brothers Lofts building, located at 219 21st Street, Rock Island, Illinois; RIHA would project-base the maximum number allowed by federal regulations on a tax credit property. RIHA may also elect to seek application for project-based vouchers for Douglas Park Place – at 7th Avenue and 9th Street, Rock Island - and its new Special Needs Facility – at 28th Avenue and 9th Street, Rock Island. All of these activities are consistent with actions described in this Agency Plan.

Attachment N: Plan for Conforming to the Requirements of the Carbon Monoxide Alarm Detector Act

RIHA has been fully compliant with the requirements of the Carbon Monoxide Alarm Detector Act for more than a year and a half. All 487 public housing units have carbon monoxide alarm detectors installed within 15 feet of all sleeping areas and on each floor of the units. The Section 8 Manager requires all units occupied through the Housing Choice Voucher Program to conform to the Carbon Monoxide Alarm Detector Act during Housing Quality Standards inspections. Any units not conforming to the act fail their HQS inspection and subsidy is abated until the unit fully complies.

Attachment O: Language Regarding Violence Against Women Act

(from Admissions & Continued Occupancy Policy effective October 1, 2007)

PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162]

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 607(2) of VAWA adds the following provision to Section 6 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the public housing program:

Every contract for contributions shall provide that . . . the public housing agency shall not deny admission to the project to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission, and that nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

Definitions

As used in VAWA:

- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
 - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
 - In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.
- The term *immediate family member* means, with respect to a person –
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or

- Any other person living in the household of that person and related to that person by blood and marriage.

Notification and Victim Documentation

RIHA Policy

RIHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the RIHA's policies. Therefore, if RIHA makes a determination to deny admission to an applicant family on the basis of an unfavorable history, RIHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

One of the following:

A police or court record documenting the actual or threatened abuse

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal hearing (see section 14-I.B) or must request an extension in writing at that time. If the applicant so requests, RIHA will grant an extension of 10 business days, and will postpone scheduling the applicant's informal hearing until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant RIHA determines the family is eligible for assistance, no informal hearing will be scheduled and RIHA will proceed with admission of the applicant family.

Perpetrator Removal or Documentation of Rehabilitation

RIHA Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, RIHA will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the public housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162 and 109-271]

The Violence against Women Reauthorization Act of 2005 (VAWA), provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.” VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence. VAWA does not limit RIHA’s authority to terminate the tenancy of any tenant if RIHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

(from the Administrative Plan effective October 1, 2007)

Allowable Moves

HUD lists five regulatory conditions and the statutory condition under VAWA in which an assisted family is allowed to move to a new unit with continued assistance. Permission to move is subject to the restrictions set forth in section 10-I.B.

- The Violence Against Women Reauthorization Act of 2005 provides that “a family may receive a voucher from a public housing agency and move to another jurisdiction under the tenant-based assistance program if the family has complied with all other obligations of the section 8 program and has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the assisted dwelling unit” [Pub.L. 109-162]

Grounds for Denial or Termination of Assistance

The PHA has grounds for denying or terminating the family’s assistance [24 CFR 982.314(e)(2)]. VAWA creates an exception to these restrictions for families who are otherwise in compliance with program obligations, but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence or stalking, and who reasonably believed he or she was imminently threatened by harm from further violence if they remained in the unit. [Pub.L. 109-162]

RIHA Policy

If the PHA has grounds for denying or terminating a family’s assistance, the PHA will act on those grounds in accordance with the regulations and policies set forth in Chapters 3 and 12, respectively. In general, it will not deny a family permission to

move for this reason; however, it retains the discretion to do so under special circumstances. Refer to sections 3-III.G and 12-II.E for VAWA provisions.

Participant Families

The Initial PHA must not provide portable assistance for a participant if a family has moved out of its assisted unit in violation of the lease [24 CFR 982.353(b)]. VAWA creates an exception to this prohibition for families who are otherwise in compliance with program obligations but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if they remained in the unit.

Terminating the Assistance of Domestic Violence, Violence, Dating Violence, or Stalking Victims and Perpetrators [Pub.L. 109-162, Pub.L. 109-271]

The Violence Against Women Reauthorization Act of 2005 (VAWA) provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that domestic violence, dating violence, or stalking.”

VAWA also gives PHAs the authority to “terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.”

VAWA does not limit the authority of the PHA to terminate the assistance of any participant if the PHA “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant is not evicted or terminated from assistance.”

Victim Documentation

RIHA Policy

When a participant family is facing assistance termination because of the actions of a participant, household member, guest, or other person under the participant’s control and a participant or immediate family member of the participant’s family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and

One of the following:

A police or court record documenting the actual or threatened abuse, or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 business days after the PHA issues their written request. The 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, the PHA may proceed with assistance termination.

If the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating the Assistance of a Domestic Violence Perpetrator

Although VAWA provides assistance termination protection for victims of domestic violence, it does not provide protection for perpetrators. VAWA gives the PHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance [Pub.L. 109-271].

RIHA Policy

When the actions of a participant or other family member result in a PHA decision to terminate the family's assistance and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame, or any approved extension period, the PHA will terminate the perpetrator's assistance. If the victim does not provide the certification and supporting documentation, as required, the PHA will proceed with termination of the family's assistance.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the participant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

Other Authorized Reasons for Termination of Assistance [24 CFR 982.552(c)]

HUD permits the PHA to terminate assistance under a number of other circumstances. It is left to the discretion of the PHA whether such circumstances in general warrant consideration for the termination of assistance. The Violence Against Women Reauthorization Act of 2005 explicitly prohibits PHAs from considering incidents or actual threatened domestic violence, dating violence, or stalking as reasons for terminating the assistance of a victim of such violence.

Eviction [24 CFR 982.552(b)(2), Pub.L. 109-162]

The PHA must terminate assistance whenever a family is evicted from a unit assisted under the HCV program for a serious or repeated violation of the lease. Incidents of actual or threatened violence, dating violence, or stalking may not be construed as serious or repeated violations of the lease by the victim or threatened victim of such violence or stalking.

Notification to Participants

VAWA requires PHAs to notify public housing program participants of their rights under this law, including their right to confidentiality and the limits thereof.

RIHA Policy

The PHA will provide all participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

The notice will explain the protections afforded under the law, inform the participant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all assistance termination notices a statement explaining assistance termination protection provided by VAWA (see Section 12-II.E).

Notification to Applicants

RIHA Policy

The PHA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance.

The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA (see section 3-III.G).

Notification to Owners and Managers

VAWA requires PHAs to notify owners and managers of their rights and responsibilities under this law.

RIHA Policy

Inform property owners and managers of their screening and termination responsibilities related to VAWA. The PHA may utilize any or all of the following means to notify owners of their VAWA responsibilities:

As appropriate in day-to-day interactions with owners and managers.

Inserts in HAP payments, 1099s, owner workshops, classes, orientations, and/or newsletters.

Signs in the PHA lobby and/or mass mailings which include model VAWA certification forms.

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

ALL CAPITAL FUND INFORMATION IS INCLUDED AS AN ATTACHMENT.

SEE FILE NAME il018b02.

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

THE FIVE-YEAR ACTION PLAN FOR CAPITAL FUND INFORMATION IS INCLUDED AS AN ATTACHMENT.

SEE FILE NAME i1018j02.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Manor Homes, IL018002, 2601 7 th St.	102, Multi-Family/ Walk-up & Rowhouse/ Townhouse	Capital Fund Annual Statement (il018b02) and Five-Year Action Plan (il018j02) are attached.	Asset Management Plan is included in Component 7b. See pages 41-44.	RIHA may apply to HUD for the demo/dispo of this property as needs are approaching >90% TDC.				On-going activities for all projects include: <u>1</u> Development-based Accounting <u>2</u> Comprehensive Stock Assessment <u>3</u> Comprehensive Market Study <u>4</u> Evaluation of Long-term Cost for Physical Improvements <u>5</u> Consultation with Local Government Officials, Social Service Agencies, Realtors and Real Estate Management Organizations
Lincoln Homes, IL018003, 8 th St & 6 th Ave	45, Multi-Family/ Walk-up & Rowhouse/ Townhouse			RIHA may apply to HUD for the demo/dispo of this property as needs are approaching >90% TDC.				
Sunset Heights, IL018004, 3130 9 th St.	141, High rise/ Elevator			RIHA may seek to designate Sunset as Elderly housing				

Public Housing Asset Management

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Valley Homes, IL018005, 1000 25 th St.	0 units	Capital Fund Annual Statement (il018b02) and Five-Year Action Plan (il018j02) are attached.	Asset Management Plan is included in Component 7b. See pages 41-44.	RIHA may apply to HUD for the disposition of this property.			RIHA may administer a Section 32 program for this property.	On-going activities for all projects include: 1 Development-based Accounting 2 Comprehensive Stock Assessment 3 Comprehensive Market Study 4 Evaluation of Long-term Cost for Physical Improvements 5 Consultation with Local Government Officials, Social Service Agencies, Realtors and Real Estate Management Organizations
Spencer Towers, IL018006, 111 20 th St.	199, High rise/ Elevator			RIHA may apply for the demo/dispo of this property.				
Mixed-Finance Development	70 units		New project – long-term		RIHA may apply to HUD to designate this facility as Disabled Only			
Vacant Lots from City	10 lots		Develop For-Sale Homes and/or Townhouses	RIHA may apply to HUD for the disposition of this property.			RIHA may administer a Section 32 program for this property.	
Additional Vacant Lots from Private Owners	Unknown number of lots		Develop Single Family For-Sale Homes	RIHA may apply for the demo/dispo of this property.			RIHA may administer a Section 32 program for this property.	

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06P018501-08** FFY of Grant Approval: **2008**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	0			
3	1408 Management Improvements	85,000			
4	1410 Administration	89,867			
5	1411 Audit	5,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	171,009			
11	1465.1 Dwelling Equipment-Nonexpendable	265,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	5,000			
14	1485 Demolition	150,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	85,000			
18	1499 Mod Used for Development				
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$905,876	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	126,009			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂	
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂		
IL.18-2 Manor Homes	General Site Improvement/Landscape	1450	1	20,000					
	Remodel Kitchens	1460	1	5,000					
	Replace Windows	1460	1	15,000					
	Flooring Replacement	1460		15,000					
	Replace Appliances	1465	1	115,000					
	Total for IL.18-2, Rock Island Manor				170,000	0			
	Sub-total account 1450				20,000	0			
	Sub-total account 1460				35,000	0			
	Sub-total account 1465				115,000	0			
	Total for IL.18-2, Rock Island Manor				170,000	0			

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

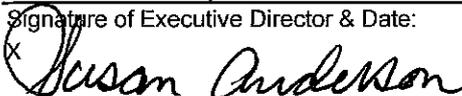
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Demolition	1485	1	150,000				
	Relocation	1495.1	1	85,000				
	Total for IL.18-3, Lincoln Homes				235,000	0		
	Sub-total account 1485				150,000	0		
	Sub-total account 1495.1				85,000	0		
Total for IL.18-3, Lincoln Homes				235,000	0			

Signature of Executive Director & Date:
 9/11/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

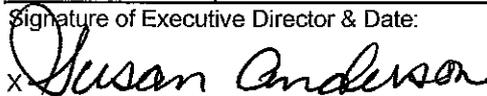
1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	General Site Improvement/Landscape	1450	1	10,000				
	Level Sidewalks and Patio Area	1450	1	20,000				
	Flooring Replacement	1460	1	40,000				
	Electrical Upgrades	1460	1	36,009				
	Replace Appliances	1465	1	60,000				
	Total for IL.18-4 Sunset Heights				166,009	0		
	Sub-total account 1450				30,000	0		
	Sub-total account 1460				76,009	0		
Sub-total account 1465				60,000	0			
Total for IL.18-4, Sunset Heights				166,009	0			

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂	
IL.18-5 Valley Homes		1450						
		1460						
		1465						
	Total for IL.18-5 Spencer Towers			0	0			
	Sub-total account 1450			0	0			
Sub-total account 1460				0	0			
Sub-total account 1465				0	0			
Total for IL.18-5, Spencer Towers				0	0			

Signature of Executive Director & Date:
 X *Susan Anderson* 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2008	OPERATIONS	1406		0				
	Staff Training	1408	1	51,500				
	Resident Training	1408	1	15,000				
	Marketing	1408	1	5,000				
	Security	1408	1	1,000				
	Computers & Training	1408	1	5,000				
	Preventative Maintenance	1408	1	2,500				
	Studies & Plans	1408	1	2,500				
	Strategies for 5 year Plan	1408	1	2,500				
	Total for 1408, Mgmt. Improvements			85,000	0			
	Modernization salaries/wages	1410		70,000				
	EBC'S	1410		17,500				
	Publications	1410		367				
	Legal	1410		2,000				
	Total for 1410, Admin. Costs			89,867	0			
	AUDIT COSTS	1411		5,000				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		0				
	NON-DWELLING STRUCTURES	1470		0				
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		5,000				
	Total for 1475, Maintenance Equipment			5,000	0			
	COLLATERIZATION or DEBT SERVICE	1501		0				

Signature of Executive Director & Date:

X *Susan Anderson* 9/18/08
Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157
(exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
	2008	6/12/2010			6/12/2012		

Signature of Executive Director & Date:

X *Jusan Anderson* 9/18/08

Signature of Public Housing Director

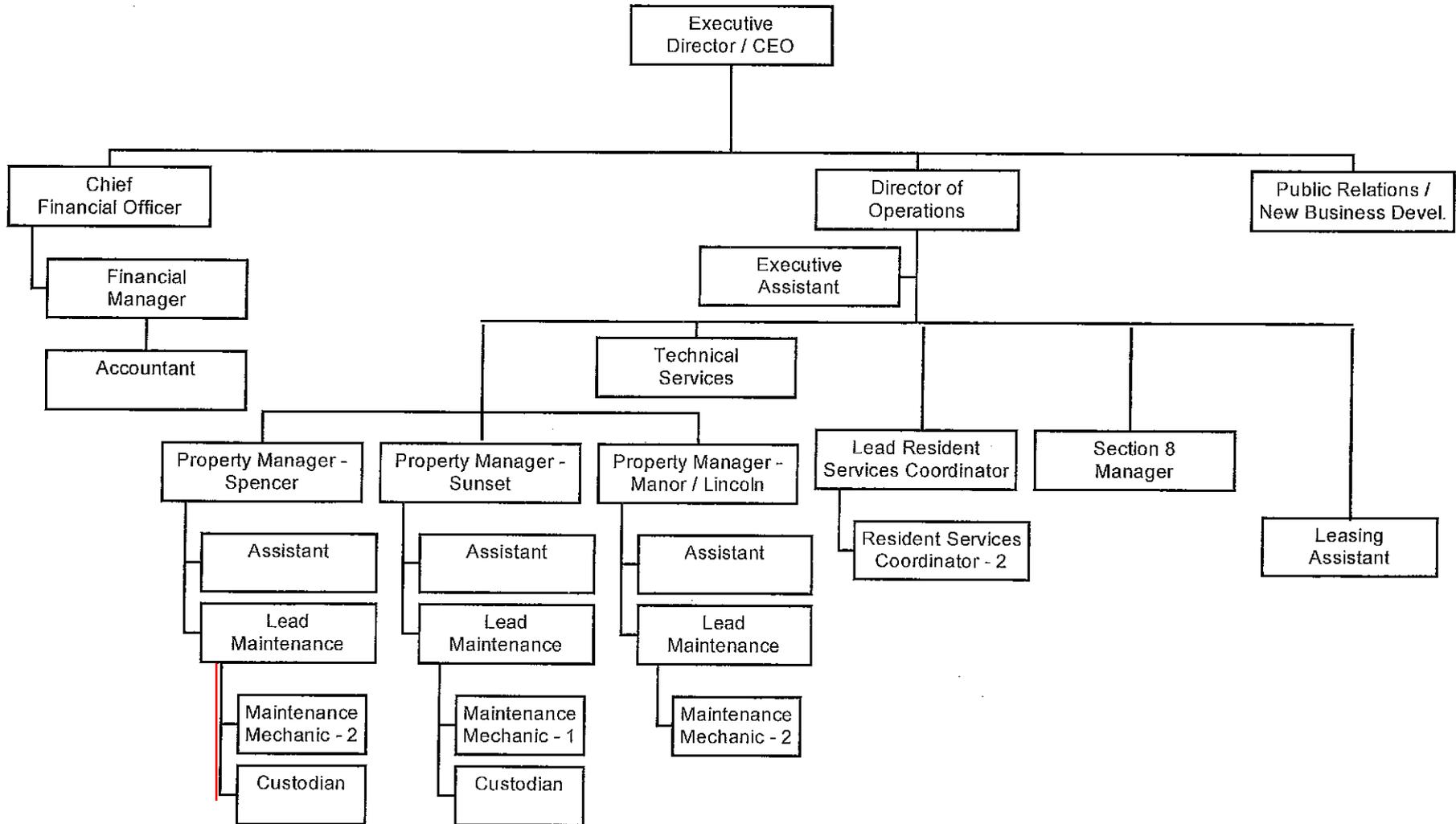
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Date

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Rock Island Housing Authority

Organizational Structure



Part I: Summary						
PHA Name/Number		Locality (City/County & State)			[X] Original 5-Year Plan [] Revision No:	
HOUSING AUTHORITY OF THE CITY OF ROCK ISLAND / IL018		Rock Island, IL - Rock Island County				
A.	Development Number and Name	Work Statement for Year 1 FFY _____ 2008 _____	Work Statement for Year 2 FFY _____ 2009 _____	Work Statement for Year 3 FFY _____ 2010 _____	Work Statement for Year 4 FFY _____ 2011 _____	Work Statement for Year 5 FFY _____ 2012 _____
B.	Physical Improvements Subtotal	Annual Statement	623,209.00	582,376.00	519,876.00	519,876.00
C.	Management Improvements		85,000.00	85,000.00	85,000.00	85,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		52,667.00	29,000.00	30,000.00	30,000.00
E.	Administration		90,000.00	90,000.00	90,000.00	90,000.00
F.	Other		55,000.00	105,000.00	145,000.00	145,000.00
G.	Operations					
H.	Demolition		-	-	30,000.00	30,000.00
I.	Development		-	14,500.00	6,000.00	6,000.00
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds		905,876.00	905,876.00	905,876.00	905,876.00
L.	Total Non-CFP Funds					
M.	Grand Total		905,876.00	905,876.00	905,876.00	905,876.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2008	Work Statement for Year: 4			Work Statement for Year: 5		
	FFY 2011			FFY 2012		
	Development Number/Name 18-2 Rock Island Manor General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name 18-2 Rock Island Manor General Description of Major Work Categories	Quantity	Estimated Cost
See	1450-General Site Improvement		15,000.00	1450-General Site Improvement		15,000.00
Annual	1450 - Landscaping		5,000.00			
Statement	1460-Remodel Kitchens		10,000.00	1460-Remodel Kitchens		10,000.00
	1460-Remodel Bathrooms		10,000.00	1460-Remodel Bathrooms		10,000.00
	1460-Roofing Replacement		41,692.00	1460-Roofing Replacement		41,692.00
	1465-Replace Water Heaters		3,000.00	1465-Replace Water Heaters		3,000.00
	1465-Appliances		10,000.00	1465-Appliances		10,000.00
	1470-Paint Office/Community Room		2,000.00	1470-Paint Office/Community Room		2,000.00
	1485-Demolition		30,000.00	1485-Demolition		30,000.00
	1495.1-Relocation		40,000.00	1495.1-Relocation		40,000.00
	1499-Redevelopment		1,500.00	1499-Redevelopment		1,500.00
	Subtotal of Estimated Cost		168,192.00	Subtotal of Estimated Cost		163,192.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2008	Work Statement for Year: 4			Work Statement for Year: 5		
	FFY 2011			FFY 2012		
	Development Number/Name 18-4 Sunset Heights General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name 18-4 Sunset Heights General Description of Major Work Categories	Quantity	Estimated Cost
See	1450-Landscaping		15,000.00	1450-Landscaping		10,000.00
Annual	1460-New Flooring		20,000.00	1460-New Flooring		20,000.00
Statement	1460-Replace Lighting		30,000.00	1460-Replace Lighting		30,000.00
	1460-Upgrade Electrical System		20,000.00	1460-Upgrade Electrical System		20,000.00
	1460-Paint Hallways & Common Areas		15,000.00	1460-Paint Hallways & Common Areas		19,300.00
	1465- Appliances		18,200.00	1465- Appliances		18,200.00
	1470-Shop Maintenance		1,000.00	1470-Shop Maintenance		1,000.00
	1499-Redevelopment		1,500.00	1499-Redevelopment		1,500.00
	Subtotal of Estimated Cost		120,700.00	Subtotal of Estimated Cost		120,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2008	Work Statement for Year: 2			Work Statement for Year: 3		
	FFY 2009			FFY 2010		
	Development Number/Name 18-6 Spencer Towers General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name 18-6 Spencer Towers General Description of Major Work Categories	Quantity	Estimated Cost
See	1450-Landscaping		5,000.00	1450-Landscaping		5,000.00
Annual	1460-Replace Kitchen Cabinets		120,000.00	1460-Replace Kitchen Cabinets		120,000.00
Statement	1460-Remodel Bathrooms		50,000.00	1460-Remodel Bathrooms		50,000.00
	1460-Window Replacement		50,000.00	1460-Security Equipment Upgrade		10,000.00
	1460-Plumbing Upgrades		60,000.00	1460-Window Replacement		177,476.00
	1465-Appliances		56,000.00	1465-Appliances		33,700.00
	1470-Shop Repairs		1,667.00			
				1495.1-Relocation		50,000.00
				1499-Redevelopment		10,000.00
	Subtotal of Estimated Cost		342,667.00	Subtotal of Estimated Cost		456,176.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2008</u>	Work Statement for Year: 4			Work Statement for Year: 5		
	FFY <u>2011</u>			FFY <u>2012</u>		
	Development Number/Name 18-6 Spencer Towers General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name 18-6 Spencer Towers General Description of Major Work Categories	Quantity	Estimated Cost
See	1450-Landscaping		5,000.00	1450-Landscaping		5,000.00
Annual	1450-Repair/Repave Parking Lots		35,000.00			
Statement	1460-Replace Kitchen Cabinets		60,000.00			
	1460-Remodel Bathrooms		50,000.00	1460-Remodel Bathrooms		50,000.00
	1460-Security Equipment Upgrade		10,000.00	1460-Security Equipment Upgrade		20,000.00
	1460-Window Replacement		85,000.00	1460-Window Replacement		85,000.00
	1460-Plumbing Upgrades		20,784.00	1460-Plumbing Upgrades		111,484.00
	1465-Appliances		33,700.00	1465-Appliances		33,700.00
	1470-Replace Office Carpeting		1,000.00	1470-Reseal Shop Floor		1,000.00
	1495.1-Relocation		50,000.00	1495.1-Relocation		50,000.00
	1499-Redevelopment		1,500.00	1499-Redevelopment		1,500.00
	Subtotal of Estimated Cost		351,984.00	Subtotal of Estimated Cost		357,684.00

ROCK ISLAND HOUSING AUTHORITY
RESIDENT ADVISORY BOARD
COMMENTS AND RECOMMENDATIONS

My name is Michelle Gugelmeyer (Housing Choice Voucher) and I am the spokesperson for the Resident Advisory Board. Other board members include: Edna Watson (Housing Choice Voucher), Shellee Nylin , Robert Hedger (Spencer Towers), Dorothy Light, James Collier (Sunset Heights), Sandra Bommon (Lincoln Homes), Barley Lake and Kathy Burton (Manor Homes).

Each year the RAB is asked to review, solicit resident comments, and make recommendations to the Housing Authority Staff and Board of commissioners regarding the Agency Plan.

The board met three times this year and attended tenant meetings to solicit comments regarding changes in the plan. At the tenant meetings there were discussion about the additions of Relocation Policy, Capital Fund expenditures, HCV Income, Asset and Insufficient new requirements. The only comments and or questions from residents were related to Spencer Tower possible demolition and relocation policy. Spencer Tower residents wanted to know what the Relocation Policy is. After the current status of Spencer Tower and the Relocation policy was explained as they were handed the changes, residents appeared to be satisfied and had no further questions.

These were the only comments that were received by residents and participants.

After review the Resident Advisory Board endorses and recommends that the Rock Island Housing Authority Board of Commissioners approve the proposed changes to the 2007 Agency Plan.

CF 501 07 BUDGET

FFY 2007

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06P018501-07** FFY of Grant Approval: **2007**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Costz	
		ORIGINAL	REVISED ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	93,167	0	93,167	0
3	1408 Management Improvements	55,000	0	55,000	18,286
4	1410 Administration	93,167	0	93,167	0
5	1411 Audit	5,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	0	20,000	0
10	1460 Dwelling Structures	520,333	0	458,999	5,705
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	0	25,000	5,474
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000	0	0	0
18	1499 Mod Used for Development	10,000	0	0	0
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$931,667	\$0	\$745,333	\$29,465
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

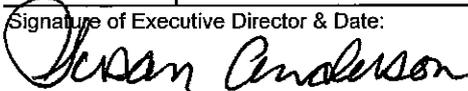
Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-2 Manor Homes	Replace Interior Doors & Frames	1450	1	22,500		22,500		
		1450						
		1460						
		1460						
		1465						
	Total for IL.18-2, Rock Island Manor				22,500	-	22,500	-
	Sub-total account 1450				-	-	-	-
	Sub-total account 1460				22,500	-	22,500	-
	Sub-total account 1465				-	-	-	-
	Total for IL.18-2, Rock Island Manor				22,500	-	22,500	-

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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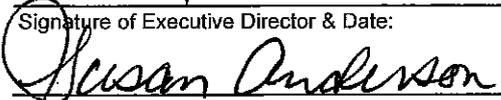
Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-3 Lincoln Homes	Upgrade Units to UFAS Compliance	1450	1	7,706		7,706		
		1450						
		1460						
		1460						
		1465						
	Total for IL.18-3, Lincoln Homes				7,706	-	7,706	-
	Sub-total account 1450				-	-	-	-
	Sub-total account 1460				7,706	-	7,706	-
	Sub-total account 1465				-	-	-	-
	Total for IL.18-3, Lincoln Homes				7,706	-	7,706	-

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
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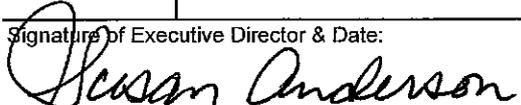
Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
IL.18-4 Sunset Heights		1450						In Progress	
		1450							
	Repair and Replace Watter & Sewer Pipes	1460	1	278,334		217,000	5,705		
	Renovate Kitchiens	1460	1	40,000		40,000			
	Renovate Bathrooms	1460	1	40,000		40,000			
	Doestic Hot Water System	1460	1	94,563		94,563			
		1465							
		1465							
		1465							
	Relocation	1495.1	1	5,000		-	-		
	Total for IL.18-4, Sunset Heights				457,897	-	391,563		5,705
	Sub-total account 1495.1				5,000	-	-		-
	Sub-total account 1450				-	-	-		-
Sub-total account 1460				452,897	-	391,563	5,705		
Sub-total account 1465				-	-	-	-		
Total for IL.18-4, Sunset Heghts				457,897	-	391,563	5,705		

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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 Office of Public and Indian Housing

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-5 Valley Homes								
	Total for IL.18-5, Valley Homes			-	-	-	-	
	Sub-total account 1450			-	-	-	-	
	Sub-total account 1460			-	-	-	-	
	Sub-total account 1465			-	-	-	-	
	Total for IL.18-5, Valley Homes			-	-	-	-	

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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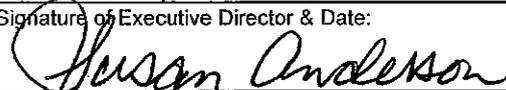
U.S. Department of Housing
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 Office of Public and Indian Housing

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-6 Spencer Tower	General Site Improvement/Landscape	1450	1	20,000		20,000		
		1450						
	Replace Air Return Fans	1460	1	37,230		37,230		
		1460						
		1465						
	Redevelopment	1498	1	10,000				
	Relocation	1495.1	1	55,000				
	Total for IL.18-6, Spencer Tower			122,230	-	57,230	-	
	Sub-total account 1495.1			55,000				
	Sub-total account 1498			10,000				
Sub-total account 1450			20,000	-	20,000	-		
Sub-total account 1460			37,230	-	37,230	-		
Sub-total account 1465			-	-	-	-		
Total for IL.18-6, Spencer Tower			122,230	-	57,230	-		

Signature of Executive Director & Date:



9/18/08

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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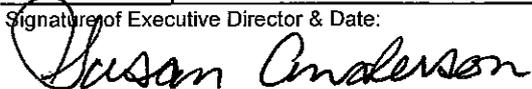
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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
2007	Operations	1406		93,167		93,167		
	PHA-WIDE MANAGEMENT IMPR.							
	Staff Training	1408	1	23,000		23,000	8,286	In Progress
	Resident Training	1408	1	2,000		2,000	2,000	Completed
	Security	1408	1	10,000		10,000	3,000	
	CPU software upgrade/training	1408	1	5,000		5,000		
	Studies/Plans	1408	1	5,000		5,000		
	Strategies for 5 year plan	1408	1	10,000		10,000	5,000	In Progress
	Total for 1408, Mgmt Improvements			55,000	-	55,000	18,286	
	Administration							
	Moderization Salaries/Wages	1410	1	79,000		79,000		
	Moderization Salaries/EBC's	1410	1	13,400		13,400		
	Publications	1410	1	167		167		
	Advertizing	1410	1	400		400		
	Legal Fees	1410	1	200		200		
	Total for 1410, Administration			93,167	-	93,167	-	
	PHA-Wide Fees and Costs	1430		50,000				
	PHA-Wide Non-Dwelling Equipment							
	Maintenance Equipment	1475		20,000		20,000	5,474	In Progress
	Computer Hardware	1475		5,000		5,000		
	Total for 1475, Non-Dwelling Equipment			25,000	-	25,000	5,474	
	Totals for IL-018 PHA Wide			316,334	-	266,334	23,760	

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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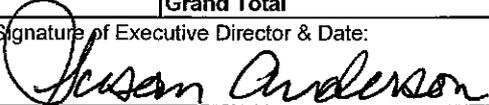
Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

IL06P018501-07

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
2007	PHA-Wide Audit	1411		5,000				
Totals for IL-018 PHA Wide				5,000	-	-	-	
Grand Total				931,667	-	745,333	29,465	

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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CF 501 06 BUDGET

FFY 2006

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-06	FFY of Grant Approval: 2006
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 03/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
7.5	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	207,243	95,788	95,788	95,788
3	1408 Management Improvements	65,460	103,460	103,460	103,460
4	1410 Administration	103,621	103,621	103,621	103,621
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	50,000	50,000	50,000	31,870
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	70,000	18,000	18,000	13,895
10	1460 Dwelling Structures	437,633	530,846	530,846	530,846
11	1465.1 Dwelling Equipment-Nonexpendable	29,758	2,000	2,000	2,000
12	1470 Nondwelling Structures	40,000	187,671	187,671	173,241
13	1475 Nondwelling Equipment	32,500	32,500	32,500	32,500
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 20)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,036,215	\$1,123,886	\$1,123,886	\$1,087,221
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-2 Manor Homes	General Site Improvement/Landscape	1450	1	5,000	6,000	6,000	6,000	completed	
	Prevention from Parking in Yard	1450	1	25,000	0				
	Repair/Replace Furnace Stacks	1460	1	16,927	0				
	Repair/Replace Stair Treads	1460	1	22,706	0				
	New HVAC System	1465	1	24,758	2,000	2,000	2,000	completed	
	Total for IL.18-2, Rock Island Manor				94,391	8,000	8,000	8,000	
	Sub-total account 1450				30,000	6,000	6,000	6,000	
	Sub-total account 1460				39,633	0	0	0	
Sub-total account 1465				24,758	2,000	2,000	2,000		
Total for IL.18-2, Rock Island Manor				94,391	8,000	8,000	8,000		

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Prevention from Parking in Yard	1450	1	25,000	0			completed
	Landscaping	1450	1	5,000	6,000	6,000	6,000	
	Replace Rusting Furnace Stacks	1460	1	17,000	0			
	Replace Plumbing	1460	1	3,000	0			
	Total for IL.18-3, Lincoln Homes				50,000	6,000	6,000	
	Sub-total account 1450			30,000	6,000	6,000	6,000	
	Sub-total account 1460			20,000	0	0	0	
	Total for IL.18-3, Lincoln Homes			50,000	6,000	6,000	6,000	

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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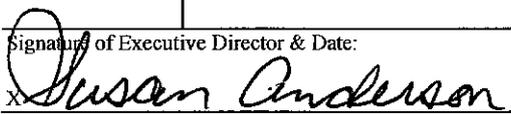
form HUD-52837 (10/96)
 ref Handbook 74853

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Repair/ Replace Water & Sewer Pipes/Risers	1460	1	378,000	530,846	530,846	530,846	completed
	Renovate Office/Community Space	1470	1	20,000	2,000	2,000	2,000	completed
Total for IL.18-4 Sunset Heights				398,000	532,846	532,846	532,846	
Sub-total account 1460				378,000	530,846	530,846	530,846	
Sub-total account 1470				20,000	2,000	2,000	2,000	
Total for IL.18-4, Sunset Heights				398,000	532,846	532,846	532,846	

Signature of Executive Director & Date:
 9/11/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-5 Valley Homes	General Site Improvement/Landscape	1450	1						
	Prevention from Parking in Yard	1450	1						
	Repair/Replace Furnace Stacks	1460	1						
	Repair/Replace Stair Treads	1460	1						
	New HVAC System	1465	1						
	Total for IL.18-5, Valley Homes				0	0	0	0	
	Sub-total account 1450				0	0	0	0	
Sub-total account 1460				0	0	0	0		
Sub-total account 1465				0	0	0	0		
Total for IL.18-5, Valley Homes				0	0	0	0		

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-6 Spencer Towers	Repair/Replace Parking Lot & Circle Drive Lighting	1450		10,000	6,000	6,000	1,895	In Progress	
	Install Dryer Vent Covers	1465		5,000	-	-	-		
	Replace Hallway carpet to Community Room	1470		20,000	1,000	1,000	1,000	completed	
	Total for IL.18-6, Spencer Towers				35,000	7,000	7,000	2,895	
	Sub-total account 1450				10,000	6,000	6,000	1,895	
	Sub-total account 1465				5,000	-	-	-	
	Sub-total account 1470				20,000	1,000	1,000	1,000	
Total for IL.18-6, Spencer Towers				35,000	7,000	7,000	2,895		

Signature of Executive Director & Date:

X *Susan Anderson* 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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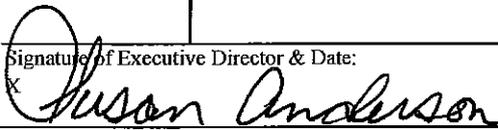
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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

U.S. Department of Housing
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OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2006	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408	1	20,000	20,000	20,000	20,000	Actual
	Resident Training	1408	1	460	460	460	460	Actual
	Marketing	1408	1	10,000	0	0	0	
	CPU software upgrade/training	1408	1	5,000	56,000	56,000	56,000	Actual
	Studies/Plans	1408	1	15,000	25,000	25,000	25,000	Actual
	Strategies for 5 year plan	1408	1	15,000	2,000	2,000	2,000	Actual
	Total for 1408 Management Improvements			65,460	103,460	103,460	103,460	
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		30,000	30,000	30,000	30,000	Actual
	Computer Hardware	1475		2,500	2,500	2,500	2,500	Actual
	Total for 1475, Maintenance Equipment			32,500	32,500	32,500	32,500	

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2006	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,071	89,071	89,071	89,071	Actual
	Modernization employee benefits	1410		14,000	14,000	14,000	14,000	Actual
	Modernization publications	1410		50	50	50	50	Actual
	Modernization advertising	1410		400	400	400	400	Actual
	Modernization legal fees	1410		100	100	100	100	Actual
	Total for 1410, Administration Costs			103,621	103,621	103,621	103,621	
	OPERATIONS	1406		207,243	95,788	95,788	95,788	Actual
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000	50,000	50,000	31,870	Actual to Date
	CONTINGENCY	1508						
	WAREHOUSE PURCHASE/RENOVATION	1470		0	184,671	184,671	170,241	Actual to Date
	GRANT TOTAL			1,036,215	1,123,886	1,123,886	1,087,221	

Signature of Executive Director & Date:

 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name:

Housing Authority of the City of Rock Island, Illinois

Comprehensive Grant Number:
IL06P018501-05

FFY of Grant Approval:
2005

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending 03/31/2008

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	222,183	222,183	222,183	222,183
3	1408 Management Improvements	85,460	85,460	85,460	81,987
4	1410 Administration	111,091	111,091	111,091	111,091
5	1411 Audit			0	0
6	1415 Liquidated Damages			0	0
7	1430 Fees and Costs	60,000	60,000	60,000	60,000
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	560,521	560,521	560,521	560,521
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	46,663	119,415	119,415	46,663
13	1475 Nondwelling Equipment	25,000	25,000	25,000	24,478
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Mod Used for Development	72,864	112	112	112
19	1502 Contingency (May not exceed 8% of line 19)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,183,782	\$1,183,782	\$1,183,782	\$1,107,035
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:

Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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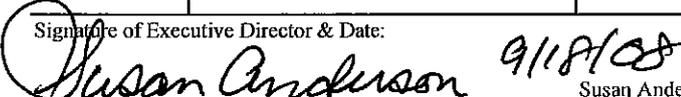
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 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-2 Manor Homes	Replace Water Lines	1450	1	6,812	0			completed	
	New HVAC System	1465	1	25,000	0				
	Security Cameras	1460	1	24,188	24,188	24,188	24,188		
	Total for IL.18-2, Rock Island Manor				56,000	24,188	24,188		24,188
	Sub-total account 1465				25,000	0			
	Sub-total account 1450				6,812	0			
	Sub-total account 1460				24,188	24,188			
Total for IL.18-2, Rock Island Manor				56,000	24,188				

Signature of Executive Director & Date:
 9/11/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Security Cameras	1460	1	11,013	11,013	11013	11013	completed
	Repair bathrooms	1460	45	23,550	0			
	Total for IL.18-3, Lincoln Homes			34,563	11,013	11,013	11,013	
	Sub-total account 1450			34,563	11,013			
Sub-total account 1460								
Total for IL.18-3, Lincoln Homes				34,563	11,013			

Signature of Executive Director & Date:
 X *Susan Anderson* 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

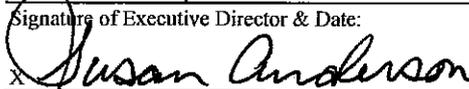
1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Upgrade Security Cameras	1460	1	15,121	15,121	15121	15121	completed
	Repair Exterior Stair Concrete	1460	1	20,000	0			moved for domestic water pipe replacement
	Replace Boiler System & Fin Tube Heaters	1460	1	411,500	397,194	397194	397194	completed
	Domestic Water Pipe Replacement	1460	1	0	96,537	96537	96537	completed
Total for IL.18-4 Sunset Heights				446,621	508,852	508,852	508,852	
Sub-total account 1450								
Sub-total account 1460				446,621	508,852			
Sub-total account 1470				0				
Total for IL.18-4, Sunset Heights				446,621	508,852			

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Demolition	1485	1	0	0			
	Total for IL.18-5, Valley Homes			0	0			
	Sub-total account 1485			0	0			
	Total for IL.18-5, Valley Homes			0	0			

Signature of Executive Director & Date:

X *Susan Anderson* 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Security Equipment Upgrade	1460		16,468	16,468	16468	16468	completed moved for domestic water pipe replacement
	Update HVAC System	1465		18,532	0			
	Total for IL.18-6, Spencer Towers			35,000	16,468	16,468	16,468	
	Sub-total account 1460			16,468	16,468			
	Sub-total account 1465			18,532	0			
	Total for IL.18-6, Spencer Towers			35,000	16,468			

Signature of Executive Director & Date:

Susan Anderson 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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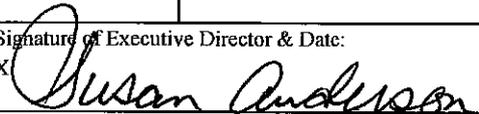
Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2005	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408	1	45,000	45,631	45,631	42,158	reflect actual
	Resident Training	1408	1	460	0			
	Marketing	1408	1	5,000	3,048	3,048	3,048	reflect actual
	CPU software upgrade/training	1408	1	10,000	3,713	3,713	3,713	reflect actual
	Studies/Plans	1408	1	25,000	33,068	33,068	33,068	reflect actual
	Total for 1408 Management Improvements			85,460	85,460	85,460	81,987	
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		10,000	10,000	10,000	9,478	completed
	Computer Hardware	1475		15,000	15,000	15,000	15,000	completed
	Total for 1475, Maintenance Equipment			25,000	25,000	25,000	24,478	

Signature of Executive Director & Date:

X  9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2005	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		93,816	93,402	93,402	93,402	reflect actual
	Modernization employee benefits	1410		16,625	17,457	17,457	17,457	reflect actual
	Modernization publications	1410		50	0			reflect actual
	Modernization advertising	1410		500	232	232	232	reflect actual
	Modernization legal fees	1410		100	0			
	Total for 1410, Administration Costs			111,091	111,091	111,091	111,091	
	OPERATIONS	1406		222,183	222,183	222,183	222,183	completed
	PHA-WIDE ARCHITECT/ENG. FEES	1430		25,000	60,000	60,000	60,000	completed
	Mod Used for DEVELOPMENT	1499		72,864	112	112	112	completed
	WAREHOUSE PURCHASE/RENOVATION	1470		46,663	119,415	119,415	46,663	In Progress
	GRANT TOTAL			1,160,445	1,183,782	1,183,783	1,107,035	

Signature of Executive Director & Date:

X *Susan Anderson* 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06R01850108** FFY of Grant Approval: **2008**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending _____

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	172,860	0	0	0
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$172,860	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

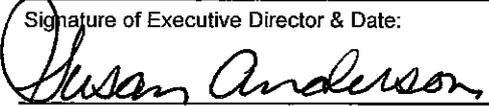
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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	172,860				

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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 2 To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

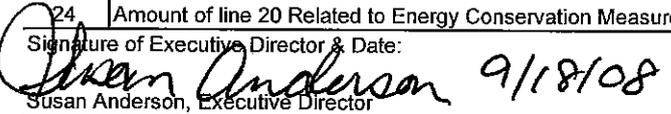
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ₂	
	Original	Revised ₁	Actual ₂	Original	Revised ₁	Actual ₂		
2008	5/24/2009			5/24/2011				
Signature of Executive Director & Date: X <i>Susan Anderson</i> 9/18/08							Signature of Public Housing Director X	Date

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06R01850107** FFY of Grant Approval: **2007**
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	170,533	0	170,533	311
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$170,533	\$0	\$170,533	\$311
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	170,533		170,533	311	

Signature of Executive Director & Date:

Susan Anderson 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²	
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²		
2008	9/12/2009			9/12/2011				
Signature of Executive Director & Date: <i>Kusan Anderson 9/18/08</i>							Signature of Public Housing Director X	Date

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06R01850208** FFY of Grant Approval: **2008**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	78,001			
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$78,001	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

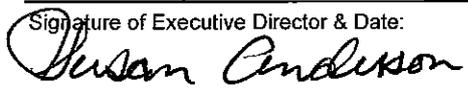
Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	78,001				

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
	2008	6/12/2010			6/12/2012		

Signature of Executive Director & Date: <i>Susan Anderson</i> 9/18/08	Signature of Public Housing Director X	Date
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Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06R01850207** FFY of Grant Approval: **2007**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	97,697		97,697	
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$97,697	\$0	\$97,697	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	97,697		97,697		

Signature of Executive Director & Date:

Susan Anderson

9/18/08

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²	
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²		
2008	9/30/2009			9/30/2011				
Signature of Executive Director & Date: X <i>Susan Anderson</i> 9/18/08							Signature of Public Housing Director X	Date

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06R01850206** FFY of Grant Approval: **2006**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	88,472	95,957	95,957	
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$88,472	\$95,957	\$95,957	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

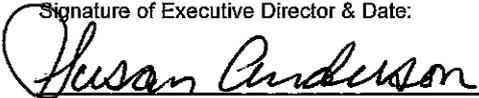
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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	88,472	95,957	95,957		

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
	2008	10/28/2009			10/28/2011		

Signature of Executive Director & Date:
Susan Anderson 9/18/08

Signature of Public Housing Director
 X
 Date

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

HA Name: Housing Authority of the City of Rock Island, Illinois Comprehensive Grant Number: IL06R01850205 FFY of Grant Approval: 2005

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	103,386	0	103,386	
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$103,386	\$0	\$103,386	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	103,386		103,386		

Signature of Executive Director & Date:

Susan Anderson

9/18/08

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2	
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2		
2008	10/28/2009			10/28/2011				
Signature of Executive Director & Date: <i>X Susan Anderson 9/18/08</i>							Signature of Public Housing Director X	Date

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Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

Comprehensive Grant Number: **IL06R01850204**
FFY of Grant Approval: **2004**

HA Name:
Housing Authority of the City of Rock Island, Illinois

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
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 Mod Used for Development	146,697	0	146,697	
19	1502 Contingency (May not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$146,697	\$0	\$146,697	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:
Susan Anderson 9/18/08
Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost 2		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated	Funds Expended	
2008	Development Activity	1499	1	146,697		146,697		

Signature of Executive Director & Date:
 9/18/08
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
 (exp. 03/31/2010)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2	
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2		
2008	10/28/2009			10/28/2011				
Signature of Executive Director & Date: <i>Susan Anderson</i> 9/18/08							Signature of Public Housing Director X	Date

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