

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 2008 Annual Plan
Housing Authority of the City of Freeport**

PHA Name: Housing Authority of the City of Freeport

PHA Number: IL 029

PHA Fiscal Year Beginning: 04/2008

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 mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the Housing Authority of the City of Freeport is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for families we serve. We do this by providing and maintaining safe, quality housing in a cost-effective manner and by partnering with others to provide rental assistance and other related services to our community, all in a non-discriminatory manner.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 85
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

1. Achieve “High Performer” designation in the Public Housing Assessment System.
2. Successfully convert public housing operations to asset-based budgeting and project-based management.

**Annual PHA Plan
PHA Fiscal Year 2008**

[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

The Housing Authority of the City of Freeport has three major initiatives

for this plan year. (1) **Hire Key Positions**. We will continue to build a skilled, qualified professional team. Two major financial positions— Director of Finance and Grant Administration and Director of Capital Fund and Modernization have been filled. One director is handling the Low Rent financial operations, including the preparation and monitoring of the Operating Budget by AMPs, ensuring a smooth transition to Asset Management, and alerting the Executive Director of operating fund deadlines and challenges. The other director is handling Procurement, Contracting, Obligations, Expenditures, Capital Fund budget preparation and monitoring, and draw downs in LOCCS, along with alerting the Executive Director as to Capital Funding deadlines to assist in preventing monies from being recaptured. He is also responsible for the completion of the physical needs assessment with recommendations to the Executive Director on the prioritization of repairs. Additionally, these two positions have remedied previous auditor’s recommendations regarding Segregation of Duties. (2) **High Performer Status**. The Housing Authority is currently a Standard Performer. Given the current management expertise, we are well on our way to attaining High Performer status in this Plan year. (3) **Resident Councils**. Management realizes the value resident councils can contribute to meeting and exceeding Housing Authority mission and resident activity and enrichment goals. While it requires considerable time of the Executive Director, our objective is to have at least two fully functioning resident councils in this Plan year.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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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Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Capital Improvements Needs
 - 6. Demolition and Disposition

7. Homeownership
8. Civil Rights Certifications (included with PHA Plan Certifications)
9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5-year goals)
10. Project Based Voucher Program

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
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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	Annual Plan
X	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plan A-IL029
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.	Annual Plan B-IL029
X See Page 5	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA’s	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	public housing and Section 8 tenant-based waiting lists.	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: C-IL029 Financial Resources;
N/A	Deconcentration Income Analysis	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: D-IL029 Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	
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: E-IL029 Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	
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 F-IL029
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 G-IL029
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	
N/A	Troubled PHAs: MOA/Recovery Plan	
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" 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	276	100%	98
Extremely low income <=30% AMI	8	3%	
Very low income (>30% but <=50% AMI)	260	93%	
Low income	8	2.76%	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	155	56%	
Elderly families	30	11%	
Families with Disabilities	94	34%	
Race/ethnicity	White--116	42%	
Race/ethnicity	Black--155	56%	
Race/ethnicity	Native American/Pacific Islander--2	1%	
Race/ethnicity	Hispanic—3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	121	44%	
2 BR	121	44%	
3 BR	23	8%	
4 BR	7	3%	
5 BR	4	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families 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)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

List 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	\$1,762,480	
b) Public Housing Capital Fund	\$1,266,250	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
IL06P029 Capital Fund Program	\$802,805	Facilities Upgrades
IL06P029 Capital Fund Program	\$193,201	Management Improvements
3. Public Housing Dwelling Rental Income	\$509,186	Public Housing Operations
4. Other income (list below)	\$31,062	Public Housing Operations
4. Non-federal sources (list below)	N/A	
Total resources	\$4,564,984	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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) 10
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Subsequent to receipt of family's complete interview and 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) Income, citizenship, veteran status, school attendance.

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) Stephenson County-wide list

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**

1. How many site-based waiting lists will the PHA operate in the coming year? 5

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)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second

priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: 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
If selected, list targeted developments below:

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—N/A

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)

(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:

(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.

Date and Time

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including

discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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:

A hardship exists in the following circumstances:

- The family has lost eligibility, through no fault of its own, or is waiting for an eligibility determination for Federal, State, or local assistance programming.
- The family would be evicted as a result of the imposition of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including lost of employment.
- The family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items.
- A death has occurred in the family.

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:

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)

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)_____
- Other (list below)

Any time the family experiences an income decrease

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)

B. Section 8 Tenant-Based Assistance—N/A

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment

standard? (select all that apply)

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.7 (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.

Capital Fund Program

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$1,266,250

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing)

activities.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(Insert Attachment Letter)

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

(Insert Attachment Letter)

**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:

- 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:

6. Demolition and Disposition

[24 CFR Part 903.7 (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.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

N/A

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

N/A

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 8.)

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:

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

1. 2005—Has been expedited in accordance with the Plan.

2. 2006--_93% has been expedited and minor revisions are being submitted to HUD for approval.
3. 2007-- 11% has been expended and certain projects will begin Spring 2008.

B. Criteria for Substantial Deviations and Significant Amendments

See Attachment__J-IL029__.

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations (See Attachment _L-IL029____)

INFORMATION FORTHCOMING

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 __L-IL029_
 - 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)

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

1. Yes No: Does the PHA meet the exemption criteria provided in 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) Mayoral appointment. (see attachment K-IL029)

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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Attached is signed certification by local (City of Freeport) official stating that the City of Freeport does not have a Consolidated Plan for the Housing Authority to comply with. (See Attachment A-IL029)

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) N/A

- 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)
- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) N/A

10. Project-Based Voucher Program (if applicable)

N/A

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Attachments

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

1. State/Local Government Certification of Consistency	A-IL029
2. Fair Housing Documentation	B-IL029
3. Operating Budget	C-IL029
4. Public Housing Admission and Occupancy Policy	D-IL029
5. Public Housing Deconcentration and Income Mixing	E-IL029
6. Public Housing Rent Determination Policies	F-IL029
7. Schedule of flat rents	G-IL029
8. Legal Notices	H-IL029
9. Audit finding and results	I-IL029
10. Statement on Criteria for Substantial Deviations and Significant Amendments.	J-IL029
11. Resident Advisory Board Election Process	K-IL029
12. Resident Advisory Board Recommendations	L-IL029
13. Response to Resident Advisory Board	M-IL029
14. Community Recommendations	N-IL029
15. Response to Community Recommendations	O-IL029
16. Domestic Violence	P-IL029
17. Civil Rights Certification	Q-IL029
18. Board Approval of Proposed 2008 PHA Plan	R-IL029
19. PHA Certifications of Compliance with Plans and Reg.	S-IL029
20. Certification for a Drug-Free Workplace	T-IL029
21. Certification of Payments to Influence Transactions	U-IL029
22. Disclosure of Lobbying Activities	V-IL029

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

PHA Name: Housing Authority of the City of Freeport	Grant Type and Number Capital Fund Program Grant No: IL06P029 501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 04/2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$253,250			
3	1408 Management Improvements	\$253,250			
4	1410 Administration	\$126,625			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$73,300			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$60,000			
10	1460 Dwelling Structures	\$450,250			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$9,575			
13	1475 Nondwelling Equipment	\$40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,266,250			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Housing Authority of the City of Freeport	Grant Type and Number Capital Fund Program Grant No: IL06P029 501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 04/2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Freeport	Grant Type and Number Capital Fund Program Grant No: IL06P029 501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 04/2008
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Public Housing Operations	1406		\$253,250				
HA-Wide	Management Improvements	1408		\$253,250				
HA-Wide	Administration Wages & Benefits	1410		\$126,625				
HA-Wide	Fees & Costs	1430		\$73,300				
	Site Improvement	1450						
AMP-2	Sidewalks (Gilmore)	1450		\$30,000				
AMP-2	Sidewalks (Willow)	1450		\$30,000				

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

PHA Name: Housing Authority of the City of Freeport		Grant Type and Number Capital Fund Program Grant No: IL06P029 501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 04/2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460						
AMP-1	Siding & Abatement (Parkside)	1460		\$200,000				
AMP-2	Window Replacement, Abatement & Siding (Douglas Village)	1460		\$38,250				
AMP-2	Siding (Gilmore)	1460		\$125,000				
AMP-2	Windows (Gilmore)	1460		\$72,000				
AMP-1	Windows (Parkside)	1460		\$15,000				
	Non-Dwelling Structures	1470						
AMP-3	Re-Tile Public Bathrooms (Hosmer & Brewster)	1470		\$9,575				
	Non-Dwelling Equipment	1475						
HA-Wide	Vehicle for Modernization Inspector	1475		\$30,000				
AMP-3	Two (2) Water Heaters (Hosmer & Brewster)	1475		\$10,000				
			Grand Total	\$1,266,250				

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

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide	253,250							
Public Housing Operating	253,250							
Management Improvement	126,625							
Admin. Wages & Benefit	126,625							
AMP – Site Improvement								
AMP#2 Sidewalks 2008	30,000							
AMP#2 sidewalks 2008	30,000							
AMP – Dwelling Structure								
AMP#1 Siding and abatement 2009	200,000							
AMP#2 Window Replacement, Abatement & Siding 2009	38,250							
AMP#2 – Siding 2009	125,000							

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

PHA Name:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AMP#2 – Windows 2008	72,000							
AMP#1 – Windows 2008	15,000							
Non-Dwelling Structures								
AMP#3 Tile Bathrooms 2008	9,575							
Non-Dwelling Equipment								
HA – Wide Equipment	30,000							
AMP#3, 2 Water heaters	10,000							
Total	1,266,250							

Total CFP Estimated Cost	\$			\$
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PHA Name: Housing Authority of the City of Freeport		Grant Type and Number Capital Fund Program No: IL06P029 501-08 Replacement Housing Factor No:					Federal FY of Grant: 0412008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 07/2010			All Funds Expended (Quarter Ending Date) 07/2012			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA – Wide								
Public Housing Operating	253,250							
Management Improvement	253,250							
Admin. Wages & Benefits	126,625							
Fees & Costs	73,300							
AMP – Site Improvement								
AMP#2 Sidewalks 2008	30,000							
AMP#2 Sidewalks 2008	30,000							
AMP – Dwelling Structures								
AMP#1 Siding and Abatement 2009	200,000							
AMP#2 Window Replacement, Abatement & siding 2009	38,250							
AMP#2 – Siding 2009	125,000							

Table Library

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

PHA Name: Housing Authority of the City of Freeport		Grant Type and Number Capital Fund Program No: IL06P029 501-08 Replacement Housing Factor No:				Federal FY of Grant: 0412008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 07/2010			All Funds Expended (Quarter Ending Date) 07/2012			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP#2 – Windows 2008	72,000						
AMP#1 – Windows 2008	15,000						
Non-Dwelling Structures							
AMP#3 Tile Bathrooms 2008	9,575						
Non-Dwelling Equipment							
HA – Wide Vehicle 2008	30,000						
AMP#3 2 Water heaters	10,000						
Total	1,266,250						

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

12-IV.E. DECONCENTRATION

PHA Policy

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

12-IV.F. REEXAMINATION POLICIES FOR TRANSFERS

PHA Policy

The reexamination date will not be changed.

file: 0011111111

1) increased subsidy
2) restore 1-Fc insurance

Freeport Housing Authority								
Budget FYE 03/31/08								
		FY 2007	Feb 07 Forecast	01/16/07	02/13/07	03/13/07		
		Budget (Aug06)	FY 2007	FY 2008	FY 2008	FY 2008		
				Original	Revision #1	Revision #2		
Operating Receipts								
3110	Dwelling Rental							
3120	Excess Utilities	524,220	517,307	510,072	510,072	510,072		510,072
3190	Non Dwelling Rental	0	0					0
	Total Rental Income	524,220	517,307	510,072	510,072	510,072		510,072
3610	Interest on General Fund Investments	24,068	23,498	24,000	24,000	24,000		24,000
3690	Other Income	107,066	244,445	133,500	94,000	94,000		94,000
	Total Operating Income	655,354	785,250	667,572	628,072	628,072		628,072
8020	HUD Contributions Earned (Subsidy)	1,004,974	1,048,370	1,029,046	1,042,767	1,142,673		1,142,673
	Total Receipts	1,660,328	1,833,620	1,696,618	1,670,839	1,770,745		1,770,745
Operating Expenditures - Administration								
4110	Administrative Salaries	267,942	277,964	226,713	222,262	222,262		222,262
4130	Legal Expense	15,000	28,361	26,000	26,000	26,000		26,000
4140	Staff Training	27,790	23,473	18,660	18,660	18,660		18,660
4150	Travel	2,868	72	1,544	1,544	1,544		1,544
4170	Accounting Fees	8,140	8,408	12,500	12,500	12,500		12,500
4171	Auditing Fees	9,950	10,400	9,810	9,810	9,810		9,810
4190	Other Administrative Expenses	92,350	100,062	77,556	77,556	77,556		77,556
	Total Administrative Expense	424,040	448,740	372,783	368,332	368,332		368,332
Resident Services								
4210	Salaries	5,829	14,133	13,993	10,262	10,262		10,262
4220	Recreation, Publications, Other Services	5,000	3,658	4,500	4,500	4,500		4,500
4230	Contract Costs, Training, Other	250	0	250	250	250		250
	Total Tenant Services Expense	11,079	17,791	18,743	15,012	15,012		15,012
Utilities								
4310	Water	109,445	122,478	117,653	117,654	117,653		117,653
4320	Electricity	94,510	111,633	115,302	115,302	115,302		115,302
4330	Gas	85,266	76,210	91,661	91,661	91,661		91,661
	Total Utilities Expense	289,221	310,321	324,616	324,617	324,617		324,617
Ordinary Maintenance and Operation								
4410	Labor	232,436	254,141	247,106	247,106	247,106		247,106
4420	Materials	80,820	97,713	71,500	71,500	71,500		71,500
4330	Contract Costs	203,875	254,927	259,025	259,025	259,025		259,025
	Total Ordinary Maintenance & Operations	517,131	606,781	577,631	577,631	577,631		577,631

Board 1/10/07
3/13/07
1/10/07
1/10/07
1/10/07

Freepport Housing Authority							
Budget FYE 03/31/08							
		FY 2007	Feb 07 Forecast	01/16/07	02/13/07	03/13/07	
		Budget (Aug06)	FY 2007	Original	FY 2008	FY 2008	FY 2008
					Revision #1	Revision #2	
Protective Services							
4460	Labor	0				0	0
4470	Materials	0				0	0
4480	Contract Costs	25,000	32,720	25,000	25,000	25,000	25,000
	Total Protective Services	25,000	32,720	25,000	25,000	25,000	25,000
General Expense							
4510	Insurance	117,888	117,084	108,600	108,600	108,600	108,600
4520	Payment in Lieu of Taxes	23,500	20,699	18,546	18,546	18,546	18,546
4530	Terminal Leave Payments	23,063	29,000	5,000	5,000	5,000	5,000
4540	Employee Benefit Contributions	171,945	183,634	194,555	162,358	168,384	168,384
4570	Collection Losses	22,500	20,106	20,403	20,403	20,403	20,403
	Total General Expense	358,896	370,523	347,104	314,906	320,932	320,932
	Routine Expense	1,625,367	1,786,876	1,665,877	1,625,498	1,631,524	1,631,524
Nonroutine Expenditures							
4620	Casualty Losses	0	2,961	0	0	0	0
7520	Repl of Nonexp Equip	0		0	0	0	0
7540	Property Betterment & Additions	0	2,961	0	0	0	0
	Total Nonroutine Expenditures	0	2,961	0	0	0	0
	Total Operating Expenditures	1,625,367	1,789,837	1,665,877	1,625,498	1,631,524	1,631,524
	Surplus or (Deficit)	34,961	43,783	30,741	45,341	139,221	139,221
Possible Revisions for Budget #3							
	Budget #2 (approved 02/13/07)				45,341		
	Adj subsidy from 76 percent to 83 percent				99,906		
	Retain employee life insurance benefit				(6,026)		
	Revised Surplus or (Deficit)				139,221		

Advisory Board Members

1. Betty Dixon - 815 599-8991 (Parkside) *left message*
2. Geneva Brown- 815 233-4460 (Parkside) *yes*
3. Michelle Guy- 815 821-5977 (Westview) *left message*
4. Angela Heitman- 815 232-4524 (Willow) *left message*
5. Beryl Kahly- 232-1417 (Hosmer) *left message*
6. Mary Ware- 815 233-5810 (Douglas Village) *left message*
7. Terry Munz- 815 821-5866 (Hosmer) *at work will be there*
8. Monica Giles- 815 232-4970 (Willow)
9. Larry Phillips- 815 297-1447 (alternate Brewster) ✓
10. Victoria Strong- 815 (Brewster) →
11. Glenn Beamon- 815 801-1865 (Brewster) *Bob Watson notifying*



Housing Authority of the City of Freeport

1052 West Galena Avenue

Freeport, Illinois 61032

815/232-4171

Fax 815/232-3362

Resident Advisory Board (RAB) Of the Housing Authority of the City of Freeport

Meeting Minutes Thursday January 3, 2008 - 2:00 p.m. Monroe Center/Parkside 712 E. Orin Street Freeport, Illinois 61032

The meeting of the Housing Authority of the City of Freeport Resident Advisory Board (RAB) began at 2:10 with a Power Point presentation entitled "Public Housing Authority (PHA) 2008 Annual Plan" which was conducted by Mrs. Betty T. Johnson Executive Director. The presentation covered all of the PHA Plan components. A copy of the presentation is attached. Executive Director Johnson stressed the importance of resident involvement and input into the PHA Plan.

The remainder of the session was conducted by Barry M. Mims, the Director of Capital Fund and Modernization who covered each capital fund improvement planned by development. The implementation plan is attached. For the benefit of the new RAB members, Executive Director Johnson asked that the 2007 Capital Plan be distributed to make sure there was no duplication in the 2008-09 Capital Fund Budget. The RAB members were able to see the capital improvements which will be started in Spring 2008 contrasted with the proposed 2008-09 capital fund improvements. She also wanted to make sure that RAB saw the continuity of the capital fund planning process as it related to the Five-Year Capital PHA Plan.

This interactive session generated the following discussion and issues.

1. The windows at Parkside need to be chalked and insulated.
2. Sliding doors need to be secured or replaced at the high rises.
3. Closet doors at Willow need to be fixed; they keep coming off their tracks.
4. Need more cabinets installed in Parkside apartments.
5. No smoking signs need to be installed and enforcement of no smoking within 15 feet. Need location marked permitting smoking.
6. The carpeting in the high rises need to be removed.



Housing Authority of the City of Freeport

1052 West Galena Avenue

Freeport, Illinois 61032

815/232-4171

Fax 815/232-3362

TO: Resident Advisory Board (RAB)

FROM: Barry M. Mims, Director of Capital Fund and Modernization
Betty T. Johnson, Executive Director

DATE: January 15, 2008

RE: Response to Recommendations Submitted at January 3, 2008 RAB Meeting

The meeting of the Housing Authority of the City of Freeport Resident Advisory Board (RAB) was open to recommendations, comments and questions of RAB to the Housing Authority of the City of Freeport (HACF). The RAB made a number of recommendations, comments and questions which are listed in the attached January 3, 2008 Minutes. The recommendations were duly considered and are hereby addressed as followed:

1. **RAB Issue:** The windows at Parkside need to be chalked and insulated.

HACF Response: The windows will be chalked and insulated as weather permits probably during the Spring of 2008.

2. **RAB Issue:** Sliding doors at the high rises need to be secured.

HACF Response: The sliding doors are designed to swing open to assist in evacuation of residents in emergencies. On occasion the doors are bumped and come off their tracks. Residents should call the Maintenance Department who will put the doors on track.

3. **RAB Issue:** Closet doors at Willow need to be fixed; they keep coming off their tracks.

HACF Response: Typically, residents over loading the closets cause the doors to come off track. To date, HACF does not know of any manufacturing problems with the closet doors or tracks. However, the Maintenance Department will be happy to repair upon request.

4. **RAB Issue:** Need more cabinets installed in Parkside apartments.

HACF Response: New cabinets are to be installed as part of the 2007 Annual Plan. According to the HACF Procurement Policy, the actual schedule will be determined once the bid process to identify qualified and effective vendors is completed.

5. **RAB Issue:** No smoking signs need to be installed and enforcement of no smoking within 15 feet. Need location marked permitting smoking.

HACF Response: No smoking signs are on order and upon receipt will be placed where smoking is not permitted.

6. **RAB Issue:** The carpeting in the high rises need to be removed.

HACF Response: Carpeting will be removed as part of the 2007 Annual Plan. HACF anticipates this project will begin late Summer or early Fall 2008.

7. **RAB Issue:** Need more activities at Willow for children.

HACF Response: New activities are part of the 2007 Annual Plan. Staffing levels are being assessed to fulfill this capital plan component.

8. **RAB Issue:** Correct names on the intercoms at the high rises.

HACF Response: This issue is being corrected by HACF's computer vendor.

9. **RAB Issue:** Need after school activities at Westview.

HACF Response: New activities are part of the 2007 Annual Plan. Staffing levels are being assessed to fulfill this capital plan component.

10. **RAB Issue:** Should younger people be living with older people at the high rises?

HACF Response: Currently, younger disabled residents are living in the high rises with elderly residents. HACF recognizes the challenge and is currently investigating possible solutions.

As you may know, HUD provides the Authority the provision of two years following the approval/commitment of capital funds to actually implement or complete the capital fund project. Thus, for the 2007 PHA Plan, the work can be completed through 2009; for 2008 PHA Plan the work can be completed through 2010.

Thank you for attending the Resident Advisory Board. We have carefully and thoughtfully reviewed and considered each of your recommendations, comments and questions. It is our hope that our responses are sufficient.

Again, we appreciate your input which is so vital to the success of the PHA Plan. We hope you will be able to take us up on the offer to attend the Public Hearing for the PHA Plan scheduled for Tuesday, January 15, 2008 at 5:30 p.m. Upon request, HACF will provide transportation.

The Board of Commissions and the HACF staff look forward to your continued participation and support, along with partnering with you in the future.

Capital Fund Program Five-Year Action Plan

Part I: Summary

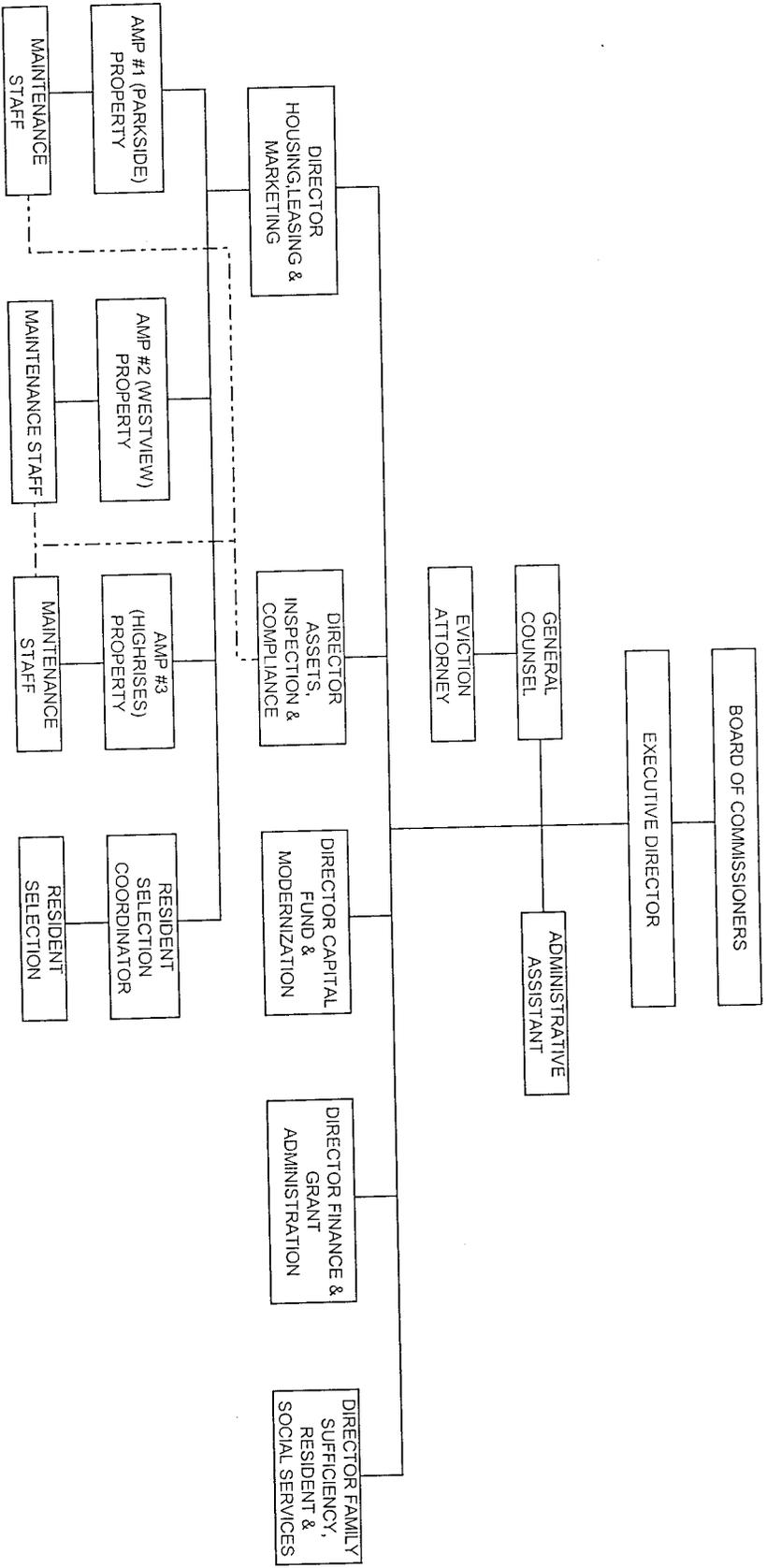
PHA Name: Housing Authority for the City of Freeport	<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1				
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 501-09 PHA FY: 2009
IL29-01 Parkside	Appraisal Statements	0	92,909	225,000	234,515
IL29-02 Westview		96,697	36,000	90,303	129,788
IL29-03 Gilmor		24,000	14,000	149,000	50,000
IL29-04 Brewster		310,000	0	0	0
IL29-06 Hosmer		33,606	306,394	0	50,000
IL29-07 Willow		0	15,000	0	0
HA Wide Operating		89,288	89,288	89,288	89,288
HA wide Mgmt. Impv.		178,577	178,577	178,577	178,577
HA wide Admin.		89,288	89,288	89,288	89,288
HA Wide A&E		71,427	71,427	71,427	71,427
CFP Funds Listed for 5-year planning		892,883	892,883	892,883	892,883
Repl.Hous.Factor Funds					

Note: Administration may increase yearly with Board approved cost of living increases.

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

Activities for Year: 4			Activities for Year: 5		
FFY Grant: 2008			FFY Grant: 2009		
PHA FY: 2008			PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL29-01 Parkside	Furnace Replacement	90,000	IL29-01 Parkside	Site Improvements; concrete, stoops, sidewalk, grading, parking	100,000
	Maintenance Facility Storage Addition	135,000		Interior Imprv. 7 units; floor abatement, kitchen, bath, interior walls, electrical & service upgrade	134,515
IL29-02 Westview	Ext. Improvements; siding, soffit, fascia, gutters	90,303	IL29-02 Westview	Site Improvements – concrete, stoops, sidewalk, grading, parking	129,788
IL29-03 Lincoln Village	Ext. Improvements, siding, fascia, gutters, soffits	38,000	IL29-03 Gilmor	Site Improvements – concrete, stoops, sidewalk, grading, parking	50,000
IL29-03 Gilmor	Ext. Improvements, siding, fascia, gutters, soffits	36,000			
IL29-03 Douglas Vill.	Window repl. & rehab opening	75,000	IL29-06 Hosmer	Roof replacement	50,000
Total CFP Estimated Cost					

Freeport Housing Authority (IL-029)
 Organization Chart



4/1/2008

PART II: PET POLICIES FOR ALL DEVELOPMENTS

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

10-II.A. OVERVIEW

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

10-II.B. MANAGEMENT APPROVAL OF PETS

Registration of Pets

PHAs may require registration of the pet with the PHA [24 CFR 960.707(b)(5)].

PHA Policy

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Refusal to Register Pets

PHA Policy

The PHA will refuse to register a pet if:

The pet is not *a common household pet* as defined in Section 10-II.C. below

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant 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

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

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.

Pet Agreement

PHA Policy

Residents who have been approved to have a pet must enter into a pet agreement with the PHA, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of the PHA's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the PHA's pet policy and applicable house rules may result in the withdrawal of PHA approval of the pet or termination of tenancy.

From: Betty Johnson
Sent: Tuesday, May 27, 2008 3:57 PM
To: Barry M. Mims
Subject: FW: Carbon Monoxide Alarm Detector Act

From: david_mcmullin@hud.gov [mailto:david_mcmullin@hud.gov]
Sent: Tuesday, September 19, 2006 1:01 PM
Subject: Carbon Monoxide Alarm Detector Act

TO: Executive Directors, Illinois Public Housing Authorities
SUBJECT: Carbon Monoxide Alarm Detector Act

		Effective Date January 1, 2007
5/8/2006	House	Public Act 94-0741

Synopsis As Introduced

Creates the **Carbon Monoxide Alarm Detector Act**. Requires that every dwelling unit be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Provides that the carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard. Provides that it is the responsibility of the owner of a structure to supply and install all required alarms. Provides that it is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. Provides that the willful failure to install or maintain in operating condition any carbon monoxide alarm required by the Act is a Class B misdemeanor. Provides that tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction, and a Class 4 felony in the case of a second or subsequent conviction. Provides for exemptions.

Section 8 is no exception !

Your PHA's next amendment to the PHA Plan should include reference to this new requirement.

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No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.1.405 / Virus Database: 268.12.5/450 - Release Date: 9/18/2006

Annual Statement / 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. 3/31/2010)

HA Name: Housing Authority of the City of Freeport
 Comprehensive Grant Number: IL06P029501-06
 FFY of Grant Approval: 2006

Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending _____
 Revised Annual Statement/Revision Number 4
 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 10% of line 20)	83,721	125,582	125,582	125,582
3	1408 Management Improvements	167,442	79,455.58	79,455.58	79,455.58
4	1410 Administration	83,721	81,350.61	81,350.61	81,350.61
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	66,977	50,215.83	50,215.83	50,215.83
8	1440 Site Acquisition				
9	1450 Site Improvement	33,606	7,802.25	7,802.25	7,802.25
10	1460 Dwelling Structures	379,243	360,425.59	328,750.59	279,280.59
11	1465.1 Dwelling Equipment—Non-expendable	10,000	10,380	10,380	10,380
12	1470 Non-dwelling Structures	12,500	114,333.14	0	0
13	1475 Non-dwelling Equipment	0	32,400	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	837,210	861,945.00	683,536.86	634,066.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: [Signature] Date: 11/21/08
 Signature of Public Housing Director: _____ Date: _____
 Page ____ of ____ Previous edition is obsolete.
 form HUD-52837 (9/98) ref Handbook 7485.3

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

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	
HA-WIDE	Operations	1406		83,721	125,582	125,582	125,582	Complete
HA-WIDE	Management Improvement	1408		167,442	79,455.58	79,455.58	79,455.58	Complete
HA WIDE	Administration	1410		83,721	81,350.61	81,350.61	81,350.61	Complete
HA-WIDE	Fees and Cost	1430		66,977	50,215.83	50,215.83	50,215.83	Complete
AMP#2	Site Improvement	1450		33,606	7,802.25	7,802.25	7,802.25	Complete
AMP#3	Schindler Elevator	1460			1,305	65,960	64,655	Completed
AMP#2	Foundations for Apt 11 & 12	1460			8,145	8,145	0	STARTED
AMP#1,2	Window Caulking	1460			7,040	7,040	0	STARTED
	Dwelling Structure	1460		379,243	343,935.59	343,935.59	279,280.59	
	Total Dwelling Structure	1460		379,243	360,425.59	360,425.59	343,935.59	99.95% Complete
	Dwelling Equipment - Non-expendable	1465.1		10,000	10,380	10,380	10,380	
	Non-Dwelling Structure							
AMP#2	Westview Community Big Roof	1470		76,373.30	76,373.30	76,373.30	0	Started

Signature of Executive Director

Date

Signature of Public Housing Director

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

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	
Continued	Non-Dwelling Structure							
AMP#1	Parkside Laundramat	1470		37,959.84	37,959.84	0	Not Started	
	Total Non-Dwelling Structure			114,333.14	114,333.14			
	Non-Dwelling Equipment							
AMP#1	Washing Machine and Dryer	1475		5,000	5,000	0	Not Started	
HA WIDE	Capital Fund	1475		27,400	27,400	0	Not Started	
	Total Non-Dwelling Equipment			32,400	32,400			
	Grand Total			837,210	861,945	683,536.86	634,066.86	

Signature of Executive Director

Date

Signature of Public Housing Director

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 III: Implementation Schedule

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

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	
HA-WIDE	09/2008			09/2010			
AMP#1	09/2008			09/2010			
AMP#2	09/2008			09/2010			
AMP#3	09/2008			09/2010			
AMP#3	09/2008			09/2010			
Signature of Executive Director _____ Date _____							
Signature of Public Housing Director _____ 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

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

Part I: Summary

PHA Name: _____

Freeport Housing Authority

Grant Type and Number: _____

Capital Fund Program Grant No. _____

Replacement Housing Factor Grant No. _____

IL6P02950107

Federal FY of Grant: **2007**

Original Annual Statement _____

Reserve for Disasters/Emergencies _____

Revised Annual Statement (revision no.) _____

Performance and Evaluation Report for Period Ending: _____

Final Performance and Evaluation Report _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$88,229.00	\$176,458.00	\$88,229.00	\$88,229.00
3	1408 Management Improvements	\$105,947.00	\$176,458.00	\$10,450.48	\$9,697.59
4	1410 Administration	\$100,000.00	\$68,229.00	\$30,276.52	\$28,369.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$72,614.00	\$72,614.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$55,000.00	\$55,000.00		
10	1460 Dwelling Structures	\$430,500.00	\$283,531.00	\$1,044.00	\$1,044.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$30,000.00	\$30,000.00		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$882,290.00	\$882,290.00	\$130,000.00	\$127,340.23
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFPI/CFPRHF)

Part II: Supporting Pages

PHA Name: _____ Grant Type and Number: Capital Fund Program Grant IL 6P02950107
 Freeport Housing Authority Replacement Housing Factor Grant No: _____ Federal FY of Grant: 2007

Development Number/HA-Wide Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		\$88,229.00	\$176,458.00	\$88,229.00	\$88,229.00	
HA-Wide	Management Improvement	1408		\$105,947.00	\$176,458.00	\$10,450.48	\$9,697.59	
HA-Wide	Funding for PHA Staff @ 10%	1410		\$100,000.00	\$88,229.00	\$30,276.52	\$28,369.64	
Admin	Administration							
HA-Wide	Fees and Cost	1430		\$72,614.00	\$72,614.00	\$0.00	\$0.00	
	Site Improvement	1450		\$30,000.00	\$30,000.00			Not Completed
AMP 1	Parking Lot			\$5,000.00	\$5,000.00	\$1,044.00	\$1,044.00	Not Completed
AMP 2	Sidewalk			\$20,000.00	\$20,000.00			Not Completed
AMP 3	Parking Lot			\$55,000.00	\$55,000.00	\$1,044.00	\$1,044.00	
	Total Site Improvement	1450						
	Dwelling Structure	1460		\$400,000.00	\$253,031.00			Not Completed
AMP 2	Siding and Abatement			\$7,500.00	\$7,500.00	\$0.00	\$0.00	Not Completed
"	Foundation Improvement			\$10,000.00	\$10,000.00			Not Completed
AMP 3	Unit 11 and Unit 12 Update			\$8,000.00	\$8,000.00	\$0.00	\$0.00	Not Completed
"	Plumbing Improvement			\$5,000.00	\$5,000.00			Not Completed
"	Electric Updates			\$430,500.00	\$283,531.00	\$0.00	\$0.00	
	Total Dwelling Structures	1460						
	Non-Dwelling Structures	1470		\$30,000.00	\$30,000.00			Not Completed
AMP 2	Community Building Improvement			\$882,290.00	\$882,290.00	\$130,000.00	\$127,340.23	
	Total							
	Signature of Executive Director			Date				

**Certification by State or Local Official of PHA Plans Consistency
With the Consolidated Plan**

I, George W. Gaulrapp, the Mayor of the City of Freeport, Illinois certify that the City of Freeport is not required to and does not maintain a Consolidated Plan as defined in 24 CFR Part 91, and therefore I can make no representations as to the Annual PHA Plan of the Housing Authority of the City of Freeport, Illinois.


Signed/Dated by Appropriate State or Local Official

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(1)(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).

PHA Policy

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

PHA Policy

The PHA will consider 20 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

**Certification by State or Local Official of PHA Plans Consistency
With the Consolidated Plan**

I, George W. Gaulrapp, the Mayor of the City of Freeport, Illinois certify that the City of Freeport is not required to and does not maintain a Consolidated Plan as defined in 24 CFR Part 91, and therefore I can make no representations as to the Annual PHA Plan of the Housing Authority of the City of Freeport, Illinois.


Signed/Dated by Appropriate State or Local Official

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Housing Authority of City of Freeport
Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

- Brewster Apartments, 1052 West Galena Avenue, Stephenson, Freeport, IL 61032
- Hosmer Apartments, 601 South Walnut Avenue, Stephenson, Freeport, IL 61032
- Westview Apartments, 1425 Westview Road, Stephenson, Freeport, IL 61032
- Willow Apartments, 502 North Willow Avenue, Stephenson, Freeport, IL 61032
- Parkside Apartments, 703 East Park, Stephenson, Freeport, IL 61032
- Administrative Offices, 1052 W. Galena Avenue, Stephenson, Freeport, IL 61032

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Betty T. Johnson</u>	Title <u>Executive Director</u>
Signature <u>x Betty T. Johnson</u>	Date <u>11/16/08</u>

T-IL029

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2007 standard Annual Plan and the 2005-2009 standard 5-Year PHA Plan for the PHA fiscal year beginning 04/2007, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.

The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of City of Freeport

Program/Activity Receiving Federal Grant Funding

PHA Plan 2008

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Betty T. Johnson

Title

Executive Director

Signature

Betty T. Johnson

Date (mm/dd/yyyy)

01/16/2008

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known:</i> Congressional District, <i>if known:</i> 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, <i>if known:</i>	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, <i>if applicable:</i> _____	
8. Federal Action Number, <i>if known:</i> N/A	9. Award Amount, <i>if known:</i> \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Betty T. Johnson</u> Print Name: <u>Betty T. Johnson</u> Title: <u>Executive Director</u> Telephone No.: <u>(815) 232-4171</u> Date: <u>1/16/2008</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

V-IL029

Homes & Communities

U.S. Department of Housing
and Urban Development

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Thank You for using the PHA Plan Submission System

Your PHA Plan files have been successfully submitted to:

Field Office:	Chicago
PHA Code & Name:	IL029, Freeport
Fiscal Year:	2008
Total number of uploaded files:	1 file(s)

Your PHA Plan will be processed and posted for review by the HUD Field within 48 hours of the next business day. Your field office has been noti

The [Received Plans](#) web page will be updated within 48 hours as well.

If you need to submit another PHA Plan, you may do so at the [Submit](#) page.

You may return to the [PHA Plans homepage](#) or go to [HUD's main pa](#)

Last modified: December 22, 2005 15:22



U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
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Received PHA Plans Chicago FYB 2008

Last updated: January 28, 2008

PHAs can check the list on this page to confirm HUD has received plans and attachments electronically submitted. All questions regarding plans review and approval should be directed to the appropriate Local HUD Office.

Jump to Quarter:

Jump to PHA Code:

Jump to PHA:

FYB January 1, 2008 Plans

Agency	HA Code	Plan File	Date Rec'd
BLOOMINGTON	IL051	il051v01.pdf	10/17/2007
CHICAGO	IL002		
CICERO	IL130	il130v01.pdf	10/24/2007
CLAY COUNTY	IL065	il065v01.pdf	10/11/2007
EDWARDS COUNTY	IL080	il080v01.pdf	10/01/2007
FRANKLIN COUNTY	IL061	il061v01.pdf	10/18/2007
		il061v02.pdf	01/11/2008
GRANITE CITY	IL005	il005v01.pdf	10/10/2007
GREENE COUNTY	IL072	il072v01.pdf	09/21/2007
HABITAT CORP.	IL802		
HAMILTON COUNTY	IL118	il118v01.pdf	09/17/2007
		il118v02.pdf	09/26/2007
HANCOCK COUNTY	IL097	il097v01.pdf	10/11/2007
		il097v02.pdf	12/19/2007
KENDALL COUNTY	IL137	il137v01.pdf	10/05/2007
MADISON COUNTY	IL015	il015v01.pdf	10/17/2007
MARION CITY	IL126	il126v01.pdf	10/15/2007
		il126v02.pdf	10/17/2007
MARION COUNTY	IL057	il057v01.pdf	10/16/2007
MAYWOOD	IL054	il054v01.pdf	09/26/2007
		il054v02.pdf	12/29/2007
MONTGOMERY COUNTY	IL037	il037v01.pdf	10/02/2007
		il037v02.pdf	01/09/2008
MT. VERNON	IL123	il123v01.pdf	09/14/2007
OAK PARK	IL103	il103v01.pdf	10/11/2007
PEKIN	IL044	il044v01.pdf	10/15/2007
		il044v02.pdf	11/30/2007
PEORIA	IL003	il003v01.pdf	10/12/2007
PIATT COUNTY	IL128	il128v01.pdf	10/17/2007
		il128v02.pdf	12/27/2007
PIKE COUNTY	IL071	il071v01.pdf	10/12/2007
		il071v02.pdf	10/12/2007
QUINCY	IL016	il016v01.pdf	10/12/2007
		il016v02.pdf	10/12/2007
		il016v03.pdf	12/03/2007
RANDOLPH COUNTY	IL052	il052v01.pdf	10/17/2007
		il052v02.pdf	12/18/2007
SALINE COUNTY	IL043	il043v01.pdf	10/01/2007
		il043v02.pdf	01/02/2008
SCOTT COUNTY	IL073	il073v01.pdf	10/12/2007

		ii073v02.pdf	10/12/2007
		ii073v03.pdf	01/16/2008
SPRINGFIELD	IL004	ii004v01.pdf	10/15/2007
		ii004v02.pdf	10/17/2007
WILLIAMSON COUNTY	IL050	ii050v01.pdf	09/26/2007
		ii050v02.pdf	01/08/2008
		ii050v03.pdf	01/17/2008
WOODFORD COUNTY	IL104	ii104v01.pdf	10/23/2007

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Agency	HA Code	Plan File	Date Rec'd
ADAMS COUNTY	IL046	ii046v01.pdf	01/15/2008
ALTON	IL055	ii055v01.pdf	01/17/2008
AURORA	IL090	ii090v01.pdf	12/20/2007
BROWN COUNTY	IL099	ii099v01.pdf	01/10/2008
BUREAU COUNTY	IL086	ii086v01.pdf	01/03/2008
CARROLL COUNTY	IL081	ii081v01.pdf	12/24/2007
CASS COUNTY	IL102	ii102v01.pdf	12/27/2007
CHAMPAIGN COUNTY	IL006	ii006v01.pdf	01/14/2008
CLARK COUNTY	IL069	ii069v01.pdf	12/21/2007
COOK COUNTY	IL025	ii025v01.pdf	01/17/2008
CUMBERLAND	IL070	ii070v01.pdf	01/10/2008
DANVILLE	IL011	ii011v01.pdf	01/15/2008
DECATUR	IL012	ii012v01.pdf	01/11/2008
DEKALB COUNTY	IL089	ii089v01.pdf	01/14/2008
EAST ST. LOUIS	IL001		
ELGIN	IL092	ii092v01.pdf	01/10/2008
FREEPORT	IL029	ii029v01.pdf	01/25/2008
GALLATIN COUNTY	IL060	ii060v01.pdf	12/14/2007
GMHA (ROCK ISLAND COUNTY)	IL010	ii010v01.pdf	01/11/2008
HARDIN COUNTY	IL066	ii066v01.pdf	12/18/2007
HENRY COUNTY	IL009	ii009v01.pdf	01/15/2008
JEFFERSON COUNTY	IL059	ii059v01.pdf	12/29/2007
JOHNSON COUNTY	IL063	ii063v01.pdf	12/12/2007
KNOX COUNTY	IL085	ii085v01.pdf	01/11/2008
MOLINE	IL020	ii020v01.pdf	01/11/2008
POPE COUNTY	IL058	ii058v01.pdf	01/09/2008
PULASKI COUNTY	IL045	ii045v01.pdf	12/12/2007
UNION COUNTY	IL067	ii067v01.pdf	01/14/2008
WARREN COUNTY	IL091	ii091v01.pdf	12/21/2007
WHITESIDE COUNTY	IL032	ii032v01.pdf	01/10/2008
WINNEBAGO COUNTY	IL083	ii083v01.pdf	01/04/2008

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Agency	HA Code	Plan File	Date Rec'd
BOND COUNTY	IL078		
COLES COUNTY	IL100		
DUPAGE COUNTY	IL101		
EDGAR COUNTY	IL120		
FULTON COUNTY	IL084		
IL HSG DEV AUTH - IHDA	IL901		
ILLINOIS DCCA	IL911		
JACKSON COUNTY	IL053		
JERSEY COUNTY	IL074		
JOLIET	IL024		
KANKAKEE COUNTY	IL039		
LASALLE COUNTY	IL014		
LEE COUNTY	IL035		

MASON COUNTY	IL042
MASSAC COUNTY	IL041
MCHENRY COUNTY	IL116
MCLEAN COUNTY	IL117
MENARD COUNTY	IL028
MORGAN COUNTY	IL079
OGLE COUNTY	IL095
PARK FOREST	IL136
PERRY COUNTY	IL048
RICHLAND COUNTY	IL096
SHELBY COUNTY	IL087
ST. CLAIR COUNTY	IL030
WAUKEGAN	IL026
WHITE COUNTY	IL068

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Agency	HA Code	Plan File	Date Rec'd
ALEXANDER COUNTY	IL007		
BOONE COUNTY	IL122		
CALHOUN COUNTY	IL049		
CHRISTIAN COUNTY	IL038		
DEWITT COUNTY	IL031		
EAST PEORIA	IL124		
EFFINGHAM COUNTY	IL062		
FORD COUNTY	IL034		
GRUNDY COUNTY	IL027		
HENDERSON COUNTY	IL115		
JODAVIESS COUNTY	IL082		
LAKE COUNTY	IL056		
LAWRENCE COUNTY	IL108		
LIVINGSTON COUNTY	IL094		
LOGAN COUNTY	IL040		
MACOUPIN COUNTY	IL047		
MCDONOUGH COUNTY	IL076		
MERCER COUNTY	IL131		
NORTH CHICAGO	IL107		
ROCK ISLAND CITY	IL018		
ROCKFORD	IL022		
VERMILION COUNTY	IL036		
WABASH COUNTY	IL093		
WAYNE COUNTY	IL088		

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Housing Authority of the City of Freeport

1052 West Galena Avenue

Freeport, Illinois 61032

815/232-4171

Fax 815/232-3362

April 10, 2008

Judith Hartfield
U.S. Department of Housing and Urban Development
Illinois State Office of Public Housing—Region V
Metcalfe Federal Building
77 West Jackson Boulevard—24th Floor
Chicago, Illinois 60604-3507

Dear Ms. Harfield:

RE: IL029 Capital Fund Annual Plan—FY 2008

Enclosed is the revised Capital Fund Annual Plan. It includes the required Five-Year Capital Fund Plan (2005 to 2009). At your suggestion, we have brought to Bill Spearman and Joe Nemedi's attention the fact that the proposed 2008 Plan differs from the 2008 Plan included in the Five-Year Plan. We have also received the enclosed email response from Eleny Ladias regarding the matter. Thus, we believe we have covered the items required and are seeking approval of our 2008 PHA Plan. Again, thank you for your instruction and patience.

Sincerely,

Betty T. Johnson
Executive Director

Enclosures

Cc: Barry Mims, Director of Capital Fund and Modernization