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

PHA Plans

2009 Submission for
5 Year Plan for Fiscal Years 2009- 2014 – Version 3
Annual Plan for Fiscal Year 2009 – Version 3

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 02/28/2006

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Danville, Illinois

PHA Number: IL011

PHA Fiscal Year Beginning: 04/2009

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)

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5-YEAR PLAN
PHA FISCAL YEARS 2009 - 2014
[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:

The mission of the Housing Authority of the City of Danville, Illinois is to assist low income families with safe, decent, sanitary and affordable housing; encourage active resident participation, and provide opportunities for self-improvement which may enhance the residents' self-confidence and economic self-sufficiency. We shall operate in an effective, ethical and professional manner, and will create and maintain partnerships with its clients and appropriate community agencies to accomplish this mission.

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)

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☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score)
- ☒ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

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

  Utilize all funding for Section 8
  Review branching out to Iroquois County for Section 8
  Review Home Ownership Opportunities
  Review other forms/types of Assisted Housing

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

☒ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ **Designate** developments or buildings for particular resident groups ***(elderly, persons with disabilities or possible change to 1 bedroom couple/family development)***
- ☐ Other: (list below)

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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)

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Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA (High Performer status using Standard Plan)**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

i. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary of the Annual PHA Plan – Plan Year Ending March 31, 2010

The Danville Housing Authority continued its efforts towards its goal of achieving financial stability and increasing the Authority's public housing operating reserves. This effort has been significantly hampered by HUD's considerable reduction in funding over the past several fiscal years. Section 8 should operate at a small surplus for the year ending March 31, 2009 while Public Housing is continuing to experience a reduction in funding for the fourth straight year. A reduction to our cash reserves was required during FY 2008 to assist in operations. With HUD changing the funding formula by going to a calendar year appropriation, it is increasingly difficult to project operational budgets. There is no resolution on the funding level for Public Housing as of this writing. The Authority's management team will continue into the FY 2010 year to exercise prudent fiscal discipline due to the significant uncertainty surrounding the level of Department of Housing and Urban Development (HUD) funding streams for DHA programs and the uncertainties surrounding project based accounting. Recent actual and potential future reductions in Capital Funds, operating budget funds, and Section 8 administrative fees make prudent financial management and prioritization of spending the most important function for the Authority's management. Recent adverse changes to the funding levels for Section 8 Housing Assistance Payments significantly reduced the number of families that the Authority can assist and also reduced administrative funding to levels which have required stringent use of available funding to meet program requirements. The need for sound financial management and control is also dictated by the fact that more than 50 percent of the Authority's fiscal year lapses, before the Authority receives final budget amounts from the Department of Housing and Urban Development.

DHA awarded a contract to replace the aged sewer systems in the three Fair Oaks projects early during FY 2006. DHA completed that sewer project in one contract using a combination of 2003, 2003B and 2004 Capital funds. Another upgrade to the sewer project has been awarded during FY 2009 to increase the flow in certain areas of the system. This will connect directly with the Sanitary Districts lines 17 feet below the surface of Fairchild Street. Additionally, the replacement of sewer systems will allow for some additional replacement of aged and crumbling roadways, which will enhance the appearance of the Fair Oaks developments. The "curb appeal" issue is always mentioned in the resident survey and additional roadways improvement will continue the effort to address the appearance of Fair Oaks. A contract for a new security lock system was awarded in early FY 2006 and made our elderly high rise developments, Churchill Towers and Mer Che Manor, more secure and easier for the residents navigate. A contract was awarded

during FY 2007 to replace the elevators at Mer Che Manor and it is completed. Additionally a contract was awarded to replace the aging security and fire alarm system at Mer Che Manor and security cameras were installed at that development. Additional cameras were added at Churchill Towers during FY 2008. During the end of FY 2007 and FY 2008, roof repairs were made on several buildings at the Fair Oaks Developments. During FY 2008, unit turn contracts were issued to assist in vacancy days reduction. During FY 2009 roof repairs are being considered for Mer Che Manor. The Authority upgraded our software system that has been in place since 1996 during FY 2008. We are also looking into several vehicle replacements during FY 2009.

Section 8 lease rates were reduced by over 10% (604 to 540) during FY 2005 due to retroactively reduced HUD funding. We anticipate that the funding will not permit the previous leasing rate in the foreseeable future and that future funding may require even more reductions. Payment standards were reduced and the wait list was closed. During FY 2006 the wait list was opened and closed due to the volume of applications during FY 2007. The payment standards were increase back to Fair Market Rents. During FY 2008 we reopened the wait list and have continued to allow it to remain open. We also increased the payment standard to 110% of Fair Market Rents in order to utilize funding. At the end of FY 2008 and the beginning of FY 2009, HUD once again retroactively reduced funding levels and we closed the wait list and stopped all leasing activity. Payment standards were once again lowered to 100% of FMR to reduce the out flow of housing assistance payments to the local landlords. We do not know when funding will be restored and when we can begin issuing Vouchers again. We anticipate that that the wait for assistance could be quite long with the reduced number of families that can be assisted.

Despite the problems noted above, Danville Housing Authority's achievements over the past several years have been substantial. DHA achieved two HUD's high performer and three solid standard performer "status" in the Public Housing and Section 8 rating systems. The score for FY 2007 fell in the physical assessment area from a 21 to a 16 leaving us with a substandard physical rating. We believe that this was caused by a very challenging physical inspection the likes we had never seen before. We reviewed the items identified in this review and are addressing them accordingly. Our score for FY 2008 was increased to a 23 and we are no longer substandard physical. Financial stability was achieved until last several fiscal years when HUD seriously reduced funding for Public Housing. The Authority has placed on hold our plans to embark on our first non-subsidized affordable housing projects because of uncertainties in the housing markets. The tightening of our application process regarding criminal backgrounds coupled with stronger consequences for lease violations have vastly improved the overall situations within our developments. It has reduced the crime rates and minimized other problems associated with certain populations. We continue to receive compliments from community members and city officials regarding the overall improvements of the developments.

Over the FY 2010 year, DHA will strive to further improve its financial status, reduce vacancy and unit turnover time, replace some of its aging infrastructure, and continue the process of improving curb appeal of its developments. We will be investigating the possibility of offering our Section 8 program in Iroquois County just to our north, if funding is restored. DHA will build on its past success and will hopefully strengthen its future as the leading provider of affordable housing in its operating area.

ii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

☒ Admissions Policy for Deconcentration **(Included in ACOP)**

☒ FY 2009 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 **(il011d01)**

☒ FY 2009 Capital Fund Program 5 Year Action Plan

☐ Public Housing Drug Elimination Program (PHDEP) 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)
Component 10 – Voluntary Conversion Assessment (il011a01)
Deconcentration and Income Mixing Comments - (il011b01)
Capital Fund Program Annual Statement – (il011c01)
Resident Commissioner, Resident Advisory Council – Method of Appointment, Election (il011e01)
Capital Fund Performance &Evaluation Report 00, 01, 02, 03 - (il011f01)
Progress Addendum – (il011g01)
VAWA Addendum – (il011h01)
Carbon Monoxide Detector Act Comments – (il011i01)
Comments from Resident Meetings and Public Hearing for Annual and Five Year Plan Submission - (il011j01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A& O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☐ check here if included in the Section 8 Administrative Plan	Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1115	5	4	4	2	3	4
Income >30% but <=50% of AMI	1182	5	4	4	2	3	4
Income >50% but <80% of AMI	1465	3	4	3	2	2	3
Elderly	1277	5	4	4	3	1	2
Families with Disabilities	2331	5	4	4	2	3	4
Race/Ethnicity White	8111	4	4	4	2	3	4
Race/Ethnicity Black	1002	4	4	4	2	3	2
Race/Ethnicity Hispanic	284	1	1	1	1	1	1
Race/Ethnicity Asian & Pacific Islander	56	1	1	1	1	1	1

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	639		22%
Extremely low income <=30% AMI	596	93%	
Very low income (>30% but <=50% AMI)	39	6%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	507	79.34%	
Elderly families	20	3.13%	
Families with Disabilities	2	.31%	
Race/ethnicity White	120	19.94%	
Race/ethnicity Black	509	79.66%	
Race/ethnicity Hispanic	5	.78%	
Race/ethnicity Asian	1	.16%	
Race/ethnicity Pacific Islander	4	.63%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)? 2.5 Months

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

Reopening depends on funding

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes ***Family Unification Referal***

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☒ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	209		
Extremely low income <=30% AMI	204		
Very low income (>30% but <=50% AMI)	4		
Low income (>50% but <80% AMI)	1		
Families with children	141		
Elderly families	25		
Families with Disabilities	43		

Housing Needs of Families on the Waiting List			
Race/ethnicity 1 White	21		
Race/ethnicity 2 Black	187		
Race/ethnicity 3 Hispanic	1		
Race/ethnicity 4 Asian	0		
Race/ethnicity 5	0		
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	73		
2 BR	63		
3 BR	49		
4 BR	19		
5 BR	4		
5+ BR	0		

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2000 grants)**		
a) Public Housing Operating Fund	1,453,606	Public Housing Operations
b) Public Housing Capital Fund	812,593	Public Housing Capital Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,357,801	Section 8 Tenant Based Accounting
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant		
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2007	65,265	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	341,276	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Other income (list below)		
Interest Public Housing	23,249	Public Housing Operations
Interest Section 8	5,220	Section 8 Tenant Based Assistance
4. Non-federal sources (list below)		
Department of Human Services	100,909	Public Housing Supportive Services
Department of Human Services – Teen Reach	47,926	Public Housing Supportive Services
State Board of Education	14,638	Public Housing Supportive Services
Total resources	$ 5,222,483	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe)

With a small wait list, eligibility is verified immediately and updated as needed.

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 **(*Full NCIC backgrounds run includes state and local information as well)***

☒ Rental history

☒ Housekeeping

☒ Other (describe)

Credit Report

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)

Applications are available for printing at Agency Website (www.danvilleha.org) applications must be mailed, faxed applications will not be accepted.

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?

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)
Two parent families
High rent burden (rent is <30% of monthly adjusted income)

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.

2 Date and Time

Former Federal preferences:
1 Involuntary Displacement (Disaster, Government Action, Action of Housing
1 Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
1 Substandard housing
2 Homelessness
1 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)
Two Parent Families
Paying more than 30% of adjusted income

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)
Orientation Materials Packet
Resident Notices

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? **See attached Deconcentration and Income Mixing Comments – Attachment (il011b01)**

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

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)

Check with past/previous landlord(s) for housing history

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)
Name, address and telephone number of current landlord

(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)
Agency website: www.danvilleha.org

(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:
Families that need a four (4) bedroom unit or higher
To accommodate a person with disabilities

(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)
High rent burden (rent is > 30% of adjusted income)

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.

2 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
1 Substandard housing
1 Homelessness
1 High rent burden **Rent >50 % of income**
1 Federally declared disaster

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)
Rent is > 30% of adjusted monthly income

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) **Client notices**

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☒ Other (list below)
Referrals from agencies working with applicants that are targeted for special - purpose vouchers (Dept. of Children and Family Services)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

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

Included in Admissions and Continued Occupancy Policy Manual

c. Rents set at less than 30% than adjusted monthly 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:

Flat Rents

0 Bedroom	$213	3 Bedroom	$380
1 Bedroom	$259	4 Bedroom	$426
2 Bedroom	$304	5 Bedroom	$490

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)__$200___
☐ Other (list below)

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

(2) Flat Rents

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

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 below100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. **(il011d01)**

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	**Units or Families Served at Year Beginning**	**Expected Turnover**
Public Housing	446	34%
Section 8 Vouchers	525	20%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	11	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	
Capital Fund Program	537	

C. Management and Maintenance Policies

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

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

Admissions & Continued Occupancy Policy
Rent Collection Policy
Maintenance Plan
Pest Control Policy

(2) Section 8 Management: (list below)

Administrative Plan
Grievance Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☒ PHA development management offices
☒ Other (list below)
United States Postal Service

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☒ Other (list below)
United States Postal Service

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

See attachment: (il011g01) Progress addendum

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment: il011c01**

-or-

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

2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011001	**Fair Oaks**	**11**	**16.4 % as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost $**	**Planned Start Date (HA Fiscal Year)**
Renovation of Units including materials by Outside Contractors and/or Force Account Labor to improve turnover time and vacancy rate	**133,000**	**2010**
Finish apartment repairs completing off-line status and underway contracts	**60,000**	**2013**
Dumpster pads and dumpsters, repair of existing units, new, contract opt.	**25,000**	**2012**
Parking Lots and Sidewalk Repairs, replacements, optional surfaces	**45,000**	**2010**
Paving and landscaping including Tree Trimming, Planting and removal	**50,000**	**2009**
Shed at maintenance yard	**20,000**	**2011**
Sewer (Storm + Sanitary) and Waterline Repairs and Replacement	**130,000**	**2010**
Directional Signage, Speed Bumps, Curbs and Gutters, Lighting Updates	**15,000**	**2012**
Contract with Illinois Power Company for Lighting and Wood Poles	**15,000**	**2009**
504 Egress Study, Initiate Prioritized Repair Plan	**15,000**	**2010**
Exterior of Building Repairs, Roofs Brick, Siding, Doors, Windows, Lighting	**15,000**	**2010**
Interior of Building & Units repairs and replacement work to various BOCACodes/ HUD regulations	**15,000**	**2010**
Lock and Door, Window and Screen, Floors, Ceilings, Roofs, Cabling, Electrical, Repairs	**15,000**	**2011**
Maintain 1470 work to Offices, Foyers, Community Areas, Repair windows and roofs	**17,000**	**2010**
Rework pavement for traffic circulation, parking, pull outs, curbs, gutters	**95,000**	**2010**
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines	**15,000**	**2011**
Total estimated cost over next 5 years Page Sum	**680,000**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011001	**Fair Oaks**	**11**	**16.4 % as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost $**	**Planned Start Date (HA Fiscal Year)**
Storm Door Replacement using improved/efficient type door	**4,000**	**2011**
Storm Sewer general repairs at units, such as #151 & # 166	**150,000**	**2010**
Repair Water Vaults, residential water lines, include meter installations	**10,000**	**2011**
Major Sewer line Repairs, and connections to buildings & apartments	**40,000**	**2013**
A&E 40K for sewers	**10,000**	**2010**
Sanitary Sewer System Replacement using ejector pump or replacement with gravity A&E for Sewer System	**10,000**	**2011**
HVAC & Electrical, Carpentry, and opening re sizing to meet CABO/BOCA codes	**100,000**	**2011**
Back Flow and Infrastructure repair	**40,000**	**2010**
Lighting repairs and new installations, consider contracts with utility co.	**25,000**	**2012**
Energy improvements – heating/ HVAC, stoves, boilers, PTAK	**95,000**	**2011**
Improve security	**55,000**	**2010**
Improve "504" accessibility, units and updates, visit-ability	**40,000**	**2011**
Page Sum	**$579,000**	
Total estimated cost over next 5 years Sum	**$1,259,000**	

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

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

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011002	Beeler Terrace	10	19.6 % as of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost $	Planned Start Date (HA Fiscal Year)
Perimeter Fencing and Landscaping / Parking lot repairs	149,364	2013
Street Repairs, Curbs, Gutters, tree Plantings/sound reduction	108,610	2011
Laundry Facility for Complex	40,000	2011
Dumpster and Garbage Collection Access work/road and equipment	30,000	2011
Paving and Landscaping replacements	50,000	2010
Directional Signage, Speed Bumps, Light Updating	15,000	2014
Clothesline poles and Washing supplies/drains for apartments	15,000	2011
504 Repairs for Egress	15,000	2010
Sewer and Waterline Repairs and Replacement, Back Flow Protection	10,000	2011
Asbestos and Lead Testing and Abatement	10,000	2013
504 Parking Lot, Sidewalk, handrails and ramp repairs	10,000	2010
Exterior & Interior Repairs, Painting, Heating, Lighting, Electrical, HVAC	10,000	2013
Sewer Repairs and replacement in Development	10,000	2011
Contract Completion for ongoing work and new apartment repairs	10,000	2012
Exterior Repairs and tuckpointing, concrete work	10,000	2011
Develop 1470 / 1450 Contractor work to provide 317 Bradley basement repairs for HVAC, storage, office, wiring, repair windows and entry repairs & consider apartment/ dwelling usage, new drains and sewer line	35,000	2010
Electrical, HVAC, Sewer work and apartment repairs including window sizing to meet CABO/ BOCA/ HUD codes	125,000	2010
Update more units for handicapped occupancy and access regs.	50,000	2011
Infrastructure repairs not limited to, A&E, rework gas & electrical supplies	375,000	2013
Total estimated cost over next 5 years Page Sum	$1,077,974	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011002	Beeler Terrace	10	19.6 % as of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost $	Planned Start Date (HA Fiscal Year)
General repairs for buildings and units, i. e. electrical and BOCA, HUD code(s) repair to meet egress, alarms, plumbing, and various other code requirements	45,000	2011
Storm Door Replacement, entry doors & locks	4,000	2010
Carpeting	10,000	2010
Improve existing CO2 Detectors & Smoke Detectors, install new where needed	30,000	2012
Radon and mold testing in crawlspaces and repairs if found	25,000	2010
Sewer work, and plumbing updating, ie. Moving H2O shutoffs to utility rooms	73,500	2012
New Roofing	29,000	2014
Gas line repairs	45,000	2011
Vermin Infestation Avoidance Program	7,000	2011
Cable TV distribution for site, consider satellite option, install if feasible	20,000	2012
New communication "pedestals" for buildings(existing cable TV updating)	6,000	2010
Fence repairs, signs – repair and/or replace	2,000	2011
PHAS repairs, Insurance suggested repairs, and landscaping	19,000	2010
Dumpster repair/replacement, relocation, access, and consider compactor facility option	25,000	2011
Locks, system upgrades for utilities &"1450 & 1470" areas, i.e. manholes, grates	10,000	2010
Improved security including additional patrols	20,000	2010
Heating repairs for efficiency, "make up" air reconfiguration in buildings	45,000	2011
Improve Security including cameras and police contracts	25,000	2010
200' sanitary and storm sewer to main at Seminary St., apt. "taps", effluent pumps, new drains, add HVAC options for alternate heating and a.c.	95,000	2011
504 visit –ability improvements, ramp repairs, improve access	20,000	2011
317 entry – rework/revise lower level entry for access, not limited to, redesign, cover, "cage" ramp area	5,000	2010
Revise central Storm and Sanitary sewer lines , H2O, cable, and electrical supply lines	50000	2010
Page Sum	$610,500	
Total estimated cost over next 5 years	$1,688,474	

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

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Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011003	Fair Oaks (East)	31	18.5 % As of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Fencing along Fairchild, including Gate entries, repair other areas	$107,781	2010
Locksets and door repairs, Kitchen and Appliance Updating	15,050	2011
Dumpster Pads and New Dumpsters	25,000	2012
Parking Lot and Sidewalk Repair, such as - not limited to - Pull outs in Development	45,000	2010
Unit Renovation by Outside Contractors and (option for) Force Account Labor	33,000	2010
Range Hoods vented to exterior	40,000	2011
Paving of streets, reconstruction/relocation of streets, gutters, drainage, walks	50,000	2012
Landscaping including Tree Removal and trimming	25,000	2013
HVAC Work and Repairs, Site wide, and Unit repairs	25,000	2010
Sewers, repairs to interior & exterior of units and buildings + infrastructure	25,000	2011
Plumbing, repairs to interior & exterior of grounds and buildings	25,000	2010
Directional Signage, speed bumps, curbs and gutters, light updating	15,000	2010
Contract with Illinois Power Co. for lighting and wood poles	15,000	2013
Electrical repairs in units to meet codes	15,000	2012
BOCA egress repairs and, 504 repair for egress	15,000	2010
Exterior of Buildings repairs, roofs, brick, siding, doors, Windows, lighting	15,000	2010
Interior Building & Unit repairs & Replacement work to Code/HUD Regs	15,000	2012
Interior and Exterior FEC Update, HVAC, 504, Head Start Area(s) and 115V Electrical Supply and Distribution updating	15,000	2013
Metal Roof on Pavilion and Landscape Furniture	15,000	2014
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs	50,000	2013
Demolition of old interior and exterior lighting systems	40,000	2014
Total estimated cost over next 5 years Page Sum	$ 625,831	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (9 were involved in the adjustment).

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011003	Fair Oaks (East)	31	18.5 % As of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Storm Door Replacement	$4,000	2010
Storm Sewer repairs where it backs-up & cleaning of storm sewer	10,000	2012
Major Sewer line Repairs/ Replacement to apts. & buildings - sanitary and storm	410,000	2011-14
A&E -Sewers, Site study, area survey, infrastructure	40,000	2010
Sewer System using ejector pump system or replacement with gravity sewer	10,000	2013
504 Improvements including ramps, apt. updates, visit-ability, ranges, walks/parkg	135,000	2012
Lighting repairs – interior of apts, site areas	40,000	2013
Electrical meter back replacement, incoming service work	15,000	2011
HVAC, exhausting & Electrical Improvements in apartments	120,000	2012
Security measures – police patrol contracts, cameras, addn. computer hardware	55,000	2010
Background checks with appropriate agencies, hard- and software	10,000	2010
A & E assessments for energy programs, utility cost analysis, system revision	35,000	2010
Water line vault repairs, equipment, mains, and supply lines to apartments	50,000	2010
Garbage systems for collection, trucks, and containers	125,000	2010
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines and install fire suppression equipment	100,000	2011
Repairs to water lines in apartments damaged by freezing, new insulation	10,000	2010
Page Sum	$1,169,000	
Total estimated cost over next 5 years	$1,794,831	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (9 were involved in the adjustment).

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

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Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011004	Carver Park	0 (apartments demolished in 1996-1997)	0% 9-30-08 (Administration building & storage garage only remain following demolition of residences in 1996-1997)

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior of remaining (vacant admin.) Buildings repairs: roofs, brick, siding, doors Windows, lighting	$157,000	2012
Interior Building & Unit repairs & Replacement work to Code/HUD Regs., analyze for asbestos abatem't	15,050	2012
Interior and Exterior update, HVAC, 504, and 220/110 Electrical Supply and Distribution updating	25,000	2011
Metal and Masonry Building repairs or demolition, all depending on funding	45,000	2012
Entry from streets improvement	33,000	2011
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs, HVAC	25,000	2011
Locksets and door/lock repairs, Kitchen and Appliance Updating	45,000	2012
BOCA egress repairs and, 504 repair for egress (if building used)	15,000	2010
Recreational Facilities, Educational facility rehab and cabling	87,000	2011
Parking Lot and Sidewalk Repair, Pull outs in Development	40,000	2013
HVAC Work and Repairs, Site wide repairs	25,000	2010
Sewers, repairs to interior & exterior of buildings + infrastructure	35,000	2010
Plumbing, repairs to interior & exterior of grounds and buildings	30,000	2012
Signage, speed bumps, curbs and gutters, light updating	5,000	2013
Contract with Illinois Power Co. for lighting and wood poles	20,000	2012
Electrical repairs to meet codes	10,000	2010
Testing and Site Surveys – lands and buildings, survey, percolation tests, title examination, systems review & Consider HOPE VI, or other programs and build units (FEMA considerations), or, Develop area(s) for sale, certify and test, improve area(s) including-not limited to - asb./ LBP abatement based on results, include A&E costs of development and monitoring	112,000	2011
Lead and Asbestos abatement and testing	50.000	2011
Closing costs and Advertisement for sale of property, or donate to acceptable group	1,000	2010
Total estimated cost over next 5 years	$ 775,831	

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

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Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011004	Carver Park	0 (apartments demolished in 1996-1997)	0% 9-30-08 (Administration building & storage garage only remain following demolition of residences in 1996-1997)

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Demolition of all or part of remaining 2 buildings	40,000	2012
Demolition of sections of remaining 2 buildings	25,000	2011
Explore public and tenant opportunities for use of the area, sale or rent	10,000	2010
Page Sum	$75,000	
Total estimated cost over next 5 years	$800,831	

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

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Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**8**	**13.5% as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Madison Court-Rehabilitation –phase repair of 10 Units, include community and boiler room	**$302,050**	**2013**
Elevator Replacement/ Repairs, Safety Improvements/ or new additional structure for additional unit	**125,000**	**2011**
Range Hoods, Wall Cabinets, Churchill Tower (Phased Work)	**35,770**	**2012**
Exterior Entry Repairs, automatic door rework, lockset repairs	**15,197**	**2011**
Repair of Boiler Heating, Vents, HVAC, incl. H2O heating	**77,694**	**2013**
Dumpster Replacement, Repairs, Safety and Contract Improvements	**4,500**	**2012**
Hall Ventilation, Lighting, and stair way repairs	**1,250**	**2010**
Second Handrail on Emergency Stairs, rework stair entry areas/hardware	**64,588**	**2011**
Paving and Landscaping including Tree Trim and/or Removal	**5,000**	**2012**
Hall, Stair, and Lobby Lighting	**20,000**	**2011**
New Roofing, Roof and Wall Work, Floor and TV & Elect. Cabling Repairs	**30,000**	**2010**
Parking Lot and Sidewalk Additions	**60,000**	**2011**
Parking Lot Repairs, Signage, Striping, Resurface and Sidewalks	**25,000**	**2011**
Patio and Egress Repair, Concrete Replacement and Railing	**10,000**	**2013**
Entry Call System Repair, Backup Generator, Electrical Repairs	**70,000**	**2011**
Metal Roof option, Exterior Furniture, Playground, Spray Area	**10,000**	**2012**
Update Kitchen and General Interior	**10,000**	**2011**
Churchill Tower-rewire "in-house" call entry system including boiler room	**20,000**	**2012**
Fitness equipment, hire instructors, rewire exercise area	**10,000**	**2011**
Page sum	**$896,049**	
Total estimated cost over next 5 years	**Continued**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**8**	**13.5% as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Tuck point, and Painting, Brick and Concrete Repairs	$10,000	2012
Community Room and apartments, A.C., consider A&E and PTAK	10,000	2011
HVAC and Back Flow Protection, Sewer Repairs, Water line Replacement	10,000	2013
Asbestos and Lead Testing and Removal	15,000	2011
Maintain 1470 work to Offices, Foyers, Community Areas, repair windows and Roofs	5,000	2011
Intercom Replacement, Lock system updating , wiring	$5,000	2013
Elevator Repair Existing- Build additional- A&E, Masonry, floor/unit access	25,000	2010
1st Floor Replace 1st Floor Doors & Garage Doors	10,000	2011
Entry and Storm door replacement Using RTG, Steelcraft, Kawneer or better	4,000	2012
Roofs on High rises	100,000	2013
Window A/C Units Replacements in 10th Season	10,000	2012
High Rise Locks & Madison Court	25,000	2013
High Rises-Replace Intercom and alarm contract and equipment	5,000	2010
Hallway Ceiling, Ventilation & Wall Repair	36,000	2011
Hall Ventilation and Egress Repair	10,000	2010-2011
HVAC Completion, Floor/Roof Insulation, Boiler training and repairs	10,000	2011
Garbage compaction System, new toter, garbage truck	120,000	2013
Paving and Landscaping including Tree repair and Removal	15,000	2012
HVAC repair work and boiler training	5,000	2011
Lighting Improvements Interior and exterior including Emergency	20,000	2010
Hall Lighting Work, Back up Generator, Electrical Work	30,000	2011
Seal Garbage System, Rework System for Ventilation	5,000	2010
Alarm System Replacement and Repairs and range hood fire suppression	15,000	2011
Electrical repairs- including the fitness rooms circuits/laundry	10,000	2012
Page Sum	**$510,000**	
Page Total estimated cost over next 5 years	**continued**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**8**	**13.5% as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Garbage Compaction System and installation	$30,000	2010
Madison Ct. –door/window, roof repairs 10 units and exterior upgrades	150,000	2012
Churchill Tower wiring- revise panels, switchgear, and cable	40,000	2012
Cable TV - revise existing systems and cabling, consider alternate systems	15,000	2010
Utility allowances study for energy conservation	4,500	2011
Carver Park and other developments, land survey and boundary study,	12,000	2012
quantify acreage, replace pins, flood plain limit markers, utility study	14,588	2010
Revise developments for traffic flow and green space/ and Density, incl. consultant expenses for HOPE programs	5,000	2012
A&E study Develop utility savings strategy	20,000	2010
Develop remaining site for additional housing and street access	30,000	2011
Rework egress, hallways, providing, i.e. ventilated smoking area	60,000	2011
Install centralized or separated heating/cooling	25,000	2010
Hire consultants for new HUD programs, incl. & not limited to: assessing general repairs, lead paint asbestos, energy, utilities, HVAC, egress, bld. Systems, begin improvements with fund applications, bids, contracts	10,000	2012
Replace the plumbing and water supply systems	70,000	2012
Initialize 2nd Elevator installation, for additional shaft, car, apartment unit reconfiguration	50,000	2011
Replace existing elevator reusing former shaft	50,000	2013
504 units- general updates and new ranges with self cleaning option, TDD	25,000	2011
Boiler room –Repair HVAC, Plumbing repairs, venting gas lines, new registers, drain work, water supply to building and units, Electrical supplies	$45,000	2012
Madison Court – Access by new garbage truck – utility changes	$25,000	2011
New Pumps - Circulation of boiler water, new thermostats on floors	$10,000	2010
New Construction of units on site, A&E feasibility study,	$30,000	2011
A&E assessments for utility conservation programs, i.e. not limited to window replacement, A&E for repair work and general improvement	$45,000	2011
Seal, Caulk, Tuckpoint, and consider ventilation for mold reduction	$20,000	2012
Page Sum	**$786,088**	
Development sum	**$2,192,137**	

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

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Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011006	**Mer Che Manor**	**25**	**25% As of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Boiler Replacement and Water Heater Repair and Replacement -HVAC	**$35,000**	**2010**
Hallway Ceiling, Ventilation, & Wall Repair interior and exterior/tuckpoint	**36,310**	**2012**
Hallway Windows and Building/Apartment Window Replacement	**42,606**	**2012**
Office and Building roofing replacement, Gutters and/or Roof Repairs	**36,770**	**2013**
Range Hoods and Cabinets Repairs, Kitchen Range Lights	**92,481**	**2012**
Rework various entries to first floor for egress, Laundry Repairs	**35,000**	**2013**
Parking Lot and Southwest Parking Lot of Building and Sidewalk	**6,000**	**2012**
Overhead Door 9x7 in Maintenance Area, rework maintenance area	**6,000**	**2012**
Elevator Replacement and/or Repairs, Safety and Contract Improvements	**93,561**	**2014**
Intercom Repairs and Cable Television Repairs (Review Satellite options)	**8,000**	**2011**
Deadbolt Locks, Accessible Route repairs, Door repairs	**15,300**	**2010**
Paving and Landscaping including Tree work and/or Removal	**50,000**	**2013**
HVAC and Back Flow Protection	**19,000**	**2013**
Lighting Improvements Interior and exterior including Emergency	**10,000**	**2014**
Hall Lighting Work, Back up Generator, Electrical Work	**10,000**	**2011**
Seal Garbage System, Rework System for Ventilation	**10,000**	**2011**
Alarm System Replacement and Repair	**10,000**	**2012**
Garbage compaction system	**10,000**	**2013**
Seal, Caulk, Tuckpoint, and consider ventilation and mold reduction procedures – analyze - remove mold if located	**30,000**	**2013**
Page Sum	**556,028**	
Total estimated cost over next 5 years	**Continued**	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011006	Mer Che Manor	25	25% As of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Hall and Floor Ventilation	$10,000	2012
Laundry Facility Replacement and Repair, review contract options	10,000	2013
Mower, Snow Blower, Maintenance and Recreation Room Equipment	10,000	2011
Update units, Kitchen, Bath, Fixtures, Appliances and A.C., electrical, H2O	10,000	2012
Maintain 1470 work to Offices, Foyers, Community Areas, Repair Windows and Roof, Wall weep hole- rep. & repl.	5,000	2013
MerChe Garbage System, new truck, dumpster system, repair/clean chute	$135,000	2011
Intercom Replacement, Service contract, Phone system	5,000	2012
Elevator Repair-2 High Rises	25,000	2014
1st Floor Replace 1st Floor Doors & Garage Doors	10,000	2012
Mer Che Boiler	50,000	2010
Mer Che Fence Around A/C	10,000	2014
Roofs on High Rises	100,000	2012
Window A/C Units Replacements in 10th Season	10,000	2012
High Rise Locks, & Madison Court	25,000	2011
Appliances 20" ranges for Updating	10,000	2010
Garbage System-Conveyer/Compactor/Dumpster/Chute repairs	10,000	2012
Boiler System -2 M BTU	50,000	2011
High Rises-Replace Intercoms, alarm service, multi-year consistent service contracts	5,000	2010
Mowers/service/ Contracts	10,000	2012
Pest Control/ service and treatment, separate multi-year contract	5,000	2013
Appliances, repairs, updating	25,000	2012
Study and replace heating &AC using “through wall” HVAC – PTAK opt.	150,000	2011
Page Sum	$680,000	
Total estimated cost over next 5 years	Continued	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06P011006	Mer Che Manor	25	25% As of 9-30-08

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Piping repairs – HVAC, Supplies for Water, Heating, Electrical, Venting	$10,000	2013
Administration of the housing authority	10,000	2011
Backflow relief venting to storm sewer(s)	10,000	2010
Security and Life Safety equipment – such as, not limited to, sprinkler System, diffibulator, key card entry system	10,000	2011
Study Assisted Living options for residences	5,000	2014
Sewer repairs, Plumbing updating water miser toilets, faucets, shower heads	$25,000	2010-2013
New water lines, alternative lines for supply during construction, and rework water line and drain lines near their entrance	36,000	2013
HVAC- boiler room and building/apartments incl. Venting of gas lines, replacing thermostats, ventilation on floors, central AC, valve repairs	125,000	2011
TDD and other 504 improvements to meet current ADA regs.	20,000	2011
Self cleaning ovens for ADA units, revise units for current standards	242,000	2010
A & E for feasibility studies, utility study, new programs, & bond finance projects	25,000	2014
Electrical and TV cabling – replace apartment panels, building and unit wiring & devices, wiring and emergency back up generator	125,000	2013
Boiler equipment, potable water supply changes - Pump replacement, reserve pumps, portable generator, general plumbing for new water lines	200,000	2012
Build new housing on site, A&E and construction, considering alternative minimum care facilities	3,000,000	2013
Parking facility upgrade, new and/or additional	100,000	2010
Site and building Lighting, interior and exterior	$30,000	2011
Fitness equipment, maintenance contracts, Instruction Option	10,000	2012
Lock system and entry updating including-not limited to - 504	85,000	2011
Bathroom, Kitchen, updating including appliances and cabling	50,000	2011
Safety kits, gear, for employees and residents (BBP, emergency, etc.)	5,000	2012
Egress changes for accessible route and entry doors	5,000	2011
Page Sum	4,128,000	
Total estimated cost over next 5 years	$5,364,028	

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

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Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011007	**Fair Oaks (East)**	**9**	**10.98 % As of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Maintenance Shed Area, Fencing and Gate Work in Development	$229,259	2011
Locksets	25,000	2010
Dumpsters Replacement, Repairs, Pads, Enclosure and Additions for new	25,000	2012
Repair Fire Walls in Unit and Attics	25,000	2010
Tennis Court and Basketball Court Repairs, add site playground	36,209	2013
Parking Lot and Sidewalk Repairs	45,000	2011
Unit Renovations by Outside Contractors and/or Force Account Labor	33,000	2010
Paving and Landscaping including Tree Repairs and Removal	50,000	2011
HVAC Work-Sewer repairs and replacement in Units, Site, Crawlspaces and outside the unit	10,000	2010
HVAC Equipment and installation contract	215,000	2010
Site Furniture and Lighting	30,000	2012
Directional Signage, Speed Bumps, Curbs and Gutters, Lighting Updates	15,000	2013
Exterior of Building Repairs, Roofs, Gutters, Brick, Siding , Doors, Lighting	15,000	2012
504 Repairs to Egress, improve site address identification,	45,000	2011
Install energy efficient lighting - units/site, remove remaining concrete bases	33,000	2012
Improve site entry pads, sidewalks, pavement	50,000	2010
Contract with Illinois Power Company for Lighting, 110 Distribution updating	15,000	2012
Interior Building and Units Repairs and Replacement work to Code/HUD regulations	$20,000	2010
TDD and 504 repairs to units and access	$20,000	2011
Install gym to administration facility from original administration building planning in 1999	$200,000	2014
Resident programs, insurance, & equipment purchases for tenant programs	$35,000	2011
Page Sum	**1,171,468**	
Total estimated cost over next 5 years	**Continued**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011007	**Fair Oaks (East)**	**9**	**10.98 % As of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Repairs - Patio and Porches, Fence Yards and Replace Storm Sewer Covers	$45,000	2010
Concrete Pull outs on Street where driving on grass is a problem	30,000	2013
Administration Building Rework Building to better serve Residents	15,000	2011
Maintain 1470 areas: Offices, Foyers, Maint., Windows, Grounds & Roofs	35,000	2011
Repairs to Community Meeting Center and Maintenance Area	15,000	2013
Storm Door Replacement, Entry door replacement	$114,000	2012
Storm Sewer at back up areas, and other site areas, cleaning and repairs	150,000	2010
A&E- sewers, replacement, feasibility, utility study, bld./unit Assessment, financing study & unit conversion	40,000	2011
Sewer System using ejector pump system replacement with gravity	10,000	2013
Sewer replacement and financing costs	225,000	2012
Rewire – Site, Building, distribution, apartments wiring	$125,000	2011
Street replacement with curbs and gutters	$200,000	2012
Replace roofing	$250,000	2013
Waterline replacement – site and buildings including shut off valves, meters	$120,000	2013
Dumpster system and Garbage truck – site repair phase	$135,000	2012
Boiler repairs considering PTAK self contained units, GFA, and AC	$225,000	2012
Power & Gas line replacement, relocation, distribution, and repairs to site	$125,000	2013
Revise gas lines, Storm and Sanitary sewer lines , H2O, cable, and electrical lines	$100,000	2013
PHAS, HUD, & City Inspection repairs from any "defects" or "hazards" discussed during the inspections, such as, but not limited to electrical updating, egress, masonry, and new smoke detection	$129,000	2012
Rework alarm systems in apartments – consider tamper free device	$15,000	2010
CO detection alarm installation and equipment purchasing	$20,000	2013
HVAC/PTAC heating and cooling option for apartments, Study and Review, including Family Enrichment Center and Programs	$150,000	2012
Page Sum	**2,273,000**	
Total estimated cost over next 5 years	**$3,444,468**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (1 was involved in the adjustment).

2009 application 5-year tables for Capital Fund
Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovation of Units including material by Outside Contractors to improve turnover time and vacancy rate	$100,000	2010
Renovation of Units including materials by Force Account Labor to improve turnover time and vacancy rate	60,000	2010
Landscaping and tractor with attachments for work in maintenance and resident areas	65,000	2012
Maintenance Equipment (Mowers, BobCat, Back Hoe, etc.) and Shelters	60,000	2013
Stove and Refrigerator Purchase, Replacement, AC Improvements	30,000	2010
Computer Hardware, Software Upgrades, Cabling, devices incl. digital photo equipment & Peripherals-	30,000	2012
Network/System for Administration/ Hardware/Software & MIS Department and staff training	20,000	2012
Staff, Board and Resident Training	15,000	2011
Advertising and Marketing filling vacant units, waiting list, staff positions, bidders, and services	10,000	2010
Unit Turnaround Reduction strategy; contractor bids with defined costs of repairs	10,000	2010
504 Repairs including TDD Machines, Smoke Alarms, Egress Work	10,000	2012
Security Items-Fencing, Curbs, Lighting, Surveillance Equipment, Police Patrols, Gates, Jersey Blocks/Pins, Monitoring Equipment	60,000	2012
Security Patrols using DPD or registered firms	5,000	2011
Security checks by appropriate agency	50,000	2012
Elevator repair/ change, or, install new including shaft(s) and structure	150,000	2010-2011
Roof repairs and replacement, including guttering repair, remove, or replace	95,000	2010
Improve water distribution systems incl. & not limited to - Water Vaults, meters, HVAC, including A & E	25,000	2012
2011-2012 app Residential support team used during construction on/in buildings, incl. relocation teams	15,000	2011
Page sum	**$810,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Repairs to Building & Unit Exteriors, Interiors & Infrastructure to meet code requirements and generally update/replace systems to current standards, including insurance deductible in casualty units	**$110,000**	**2010**
Consolidate Alarm Systems, Consolidate Phone System and Radio Systems, rework high rise remote entry "buzz-in" system(s)	**35,000**	**2011**
New and Updated Playgrounds and Equipment	**25,000**	**2012**
Laundry/Washing Facilities in individual units, or high rises incl. Dryer vents, kitchen vents	**25,000**	**2011**
General Laundry/Washing Facilities, centralized facilities and/or in various apartments	**10,000**	**2013**
Kitchen, Hall & Stairway Lighting including Interior, Exterior & Emergency	**25,000**	**2012**
Public Service Equipment and Cabling, Alarms, Call Systems, Cable, Satellite Options, Phones, Electrical, Provide Insurance payment for casualty units, etc.	**15,000**	**2013**
Phones, Cable, HVAC, Electrical	**12,000**	**2011**
General Lighting/Electrical Updating, consider interior and exterior options using energy eff. options	**10,000**	**2010**
Fire Extinguisher Updates	**10,000**	**2013**
Operation of Housing Authority using 1406	**10,000**	**2012**
Exterior "Furniture", Lighting & Playgrounds in/around Developments	**10,000**	**2013**
Upgrade existing playgrounds, ball field, courts, meeting areas or add new	**30,000**	**2011**
Stoves & Refrigerators, consider self cleaning and microwave options	**10,000**	**2012**
Phone/TV cable replacement	**25,000**	**2012**
Boiler & HVAC heating repair work to repair or revise heating systems	**95,000**	**2013**
Arborist, landscape consultant, review sites, employ architect or consultant, install new vegetation exploring types that do not require cutting and maintenance	**80,000**	**2012**
Roads in developments - Rework various roads, install new maintainable surfacing, not limited to road pack or asphalt and widening	**330,000**	**2013**
Emergency Management equipment - i.e. - communications, generators, saws, lighting, mechanical equipment, i.e. not limited to- programmable signs in lobby/units to announce, i.e. "alarm testing today"	**25,000**	**2011**
Fitness instruction, counselors, training, programs, update exercise areas, and equipment	**35,000**	**2013**
Page sum	**927,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Pest Control	**$10,000**	**2011**
Bat Control	**10,000**	**2012**
Update Equipment and Safety Alarms, Phone, Internet, Boilers, Furnaces, relocate kitchen alarms	**10,000**	**2013**
A & E as needed for design and System analysis or drafting plans	**10,000**	**2013**
UPCS Inspection Contract-Unit & Grounds; Purchase Hard and Software Sidewalk and Pavement,	**10,000**	**2011**
Porch Stoop repairs	**10,000**	**2010**
AC, Central and Window Updates in Units and Buildings	**10,000**	**2012**
Window and Wall Repairs, Cabinets, Screens, Doors, Floors, Sinks, Faucets, Tubs - Showers	**10,000**	**2010**
AC, Central and Window Updates in Units and Buildings		
Interior and Exterior HVAC work for Units and Buildings, & Back Flow Protection	**10,000**	**2011**
Roofing, Gutters, Down Spouts, Ventilation, Chimneys, Fascia	**10,000**	**2011**
Inspection Equipment and devices, hard-and software, considering purchase of Hand Held devices, update estimating manuals and information	**10,000**	**2010**
Lighting, Power Generation Equipment, Power Conditioning Equipment	**10,000**	**2013**
Software, Hardware, and technology dept. equipment updating considering additional personnel and/or consultants, links to high schools & local colleges for assessments	**10,000**	**2010**
Structural review by consultants	**10,000**	**2012**
Weather warning systems for sites and buildings, considering programmable event signs	**10,000**	**2013**
Attachments for existing or new maintenance equipment – tractor, tiller, planter, fertilizer, spreader	**25,000**	**2010**
Drug reduction activities including resident programs and PHDEP programs	**10,000**	**2011**
Communication equipment including photography capability with cell phones/walkie-talkie options	**25,000**	**2012**
Emergency Shelters for displaced persons due to emergency matters	**15,000**	**2013**
Tuckpointing, flashing, and caulk- update mortar/ brick buildings including "weep hole" repairs- Analyze/repair wall materials & moisture related problems – repair walls and windows	**30,000**	**2010**
Page sum	**$255,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	PHA Wide	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Federally required updates, Asbestos, Lead, Accessibility, Sect504, & Sect 3	**$265,000**	**2010**
EPA Codes & requirements in need of improvement	**150,000**	**2012**
Update, Improve, and/or expand Housing Authority Pavilion, and Build Shelters, make repairs including existing roof	**50,000**	**2013**
Update Locking Systems on Buildings and Units, including doors, gates, or grates		
Update Heating, Cooling, Garbage, Cleaning Systems	**20,000**	**2011**
Expand Head Start, Update Equipment and Egress	**10,000**	**2012**
Training Center construction and Equipment installation for building trades and maintenance of Housing Authority	**10,000**	**2010**
Update FEC and Generally Update Equipment and Egress, Computer Lab in various sites	**10,000**	**2012**
Update Living Units, Interior and Exterior including Buildings	**10,000**	**2012**
Inventory/Purchasing Controls and Methods, Purchasing and Inventory Hardware/Software	**10,000**	**2010**
Update Snow Removal, Lift Equipment, Mowing and Lawn Equipment	**10,000**	**2011**
Resurface Streets and Design/Build Curbs, Gutters, Drains and Storm inlets	**10,000**	**2012**
Sewer & Supply Installation, Locate/Repair undersized Pipe and Back Flow Protection	**10,000**	**2013**
Fence and Gate Installation -Phased work based on funding	**10,000**	**2010**
Survey by Outside A&E Consultants on quality and Energy Savings	**10,000**	**2010**
Hire professionals with expertise for various DHA or HUD requirements and processes incl. not limited to: Asset Management, Vouchers, Certificates, Staff/ Departments/Service, Lending, Financial Instrument or DHA property Appraisals, Opinions, Audits, Financial, Service(s), Resident Programs, Training in various programs or areas, Intake procedures, rent up, i.e. NAHRO Supply payments throughout new loan term, explore new financing, possibly energy performance contracting, 504 improvements, physical, and energy assessments	**128,000**	**2009-2013 (est.)**
Page sum	**$713,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	Development Name(or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06PO11	PHA Wide	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Force Account Repair of Apartment Units, Buildings, and grounds	**$25,000**	**2013**
Join or Start Community Wide Education Programs in Computers, education programs, construction	**$20,000**	**2011**
Relocate Residents for Modernization Work/ incidental issue	**15,000**	**2012**
Infrastructure Repair including HVAC, mechanical, and/or Electrical	**10,000**	**2011**
Seal Attics and Crawlspaces, review & repair as needed adjoining/party walls in buildings, windows	**15,000**	**2011**
Provide updates required by HUD, Local Codes, Section 8 codes, Window needs, and Zoning Work	**10,000**	**2010**
Gutter, Down Spout, Tree Trim, Tree Planting, Lighting, Landscape	**10,000**	**2012**
Appraisal of Buildings, Surveys & other related costs including Market Fees	**10,000**	**2013**
Roof Replacement, Repair and Installation	**10,000**	**2011**
Updating for Alarms, Elevators - Cars, Equipment and Inspections	**10,000**	**2013**
Update Administration areas of Housing Authority	**10,000**	**2010**
Acquisition and merger costs of properties for the Housing Authority	**10,000**	**2011**
Water and Sewer Upgrades, Replacements, Repairs	**10,000**	**2010**
Kitchen, Bath and Living Area Repairs	**9,000**	**2011**
Paving and Landscaping including Tree Trimming, Repair and Removal	**5,000**	**2012**
Concrete pavement repairs	**5,000**	**2011**
A&E reviews for upcoming work not limited to sewers (storm and sanitary), alternative energy sources	**1,000**	**2010**
Pavilion Roof	**5,000**	**2013**
Administrative Bld. Roof and repairs as needed	**20,000**	**2012**
Gutters & Shoes, demolition and/or reinstallation	**10,000**	**2014**
A/C central type & installation of HVAC, repair of existing units	**145,000**	**2011**
Security Screens on Units	**10,000**	**2013**
Tuck Point	**45,000**	**2010**
Repair Windows, replace Fogged Units or leaking units	**25,000**	**2013**
Major Street Repairs & replacement, Rework Infrastructure & Walks	**10,000**	**2010**
Page sum	**$455,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Elevator Replacement & Updates including Hydraulic Cylinder Sleeves for EPA Regulations	**$70,000**	**2010**
Revise Housing Authority work to meet PHAS Requirements, City Standards, 504, and/or Emergencies	**65,000**	**2011**
Purchase new vehicles incl. Autos, Bob Cat, Bucket Truck, Pick-up Truck, Mowers, 4x4 Gator	**50,000**	**2011**
Repair or replacement– HVAC, Waterline, Sewer, Electrical, Cable, fixtures	**43,000**	**2013**
Demolition costs including Planning, Consulting and Contracting	**30,000**	**2011**
Improve & Expand Resident Programs, i.e., Computer Purchase and Installation, Computer for Kids Resident Programs Installation, Software, Cabling, and Peripherals	**20,000**	**2010**
Security Screens & Window Replacement	**300,000**	**2011**
Update and/or expand services provided to operate the Housing Authority-Consolidation or Modification of present systems to improve a variety and array of service, Quantity-Alarms, Phones, Radio, Cable	**25,000**	**2011**
Maintenance Equipment Repair-Service and Maintenance Equipment and Auto Units, Mowers, Trucks for Repair and Restoration (and not limited to theses examples)	**10,000**	**2010**
Sewer Clean Out and Equipment and Attachments	**10,000**	**2010**
Signage for streets, Developments, Streets, Apartment numbers	**20,000**	**2010**
Maintenance Equipment Purchasing, Updating and/or Repairing	**1200**	**2012**
Copy Machine, Backflow Protection for all sites	**10,000**	**2010**
Mowers - + equipment for maintenance, i.e., not limited to gators, 4-w.d. vehicles, garbage truck, lawn sweeping equipment	**10,000**	**2012**
Establish MIS Department, Hardware for MIS Mainframe + Software	**21,000**	**2011**
Page sum	**$685,200**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Range Hoods and Cabinets for Kitchen and Bath Replacement	**$45,000**	**2011**
Cable versus Satellite TV Survey, Units, Buildings & Installation if Feasible	**10,000**	**2010**
HUD Program review Update of Housing Authority Service and Programs to meet Objectives	**5,000**	**2013**
Utility Study, Conservation Methods –all utilities, savings, preparation for HUD program(s)		
Test and Abate suspect Asbestos and Lead Paint Surfaces, purchase various equipment if "in-house",	**5,000**	**2011**
Equipment and software + training	**5,000**	**2010**
Not-for-Profit (NFP) Partnering Program start up costs, Seed Funds for Housing Programs,		
Entrepreneurship, Resident Initiatives or Revolving Loan Fund start up	**5,000**	**2012**
Seek Inspection Services & Management Reviews, i.e. Insurance Review, training, and/or Equipment	**15,000**	**2011**
Insp., provide Capital Fund deductibles for any casualty units		
XRF Maintenance of Unit, Purchase and Update of Analyzer Software and/or Hardware	**18,000**	**2011**
Digital Photo Equipment, Video/Camera Equipment for Inspections/Sewer	**5,000**	**2011**
Copy aged "as built" plans at DHA sites, purchase computer hardware and software to provide CAD	**5,000**	**2010**
review and capability		
Copy Plans of Housing Authority	**10,000**	**2010**
Hardware – Various department tools - from computerized office equipment to maintenance equipm't	**25,000**	**2012**
Alarm Testing, replacement, adding new alarm systems, i.e. HVAC, flood/back up, notification devices	**400,000**	**2011**
TDD-TTY, fax machine, fire safety equipment for detection	**1,000**	**2010**
Smoke Detector replacement and cabling, placement relocation	**10,000**	**2012**
Alarm Consolidation-FEC, High Rises, Admin, CP, Family Sites	**10,000**	**2010**
Hire Design Energy Efficiency, Physical Needs Consultant	**10,000**	**2012**
Dumpster Lids, New units and develop new compactor system in high rises	**$5,400**	**2012**
New Garbage Dumpster System vs. New Toter System – study and develop/purchase if feasible	**$9,000**	**2011**
LBP and asbestos analysis and abatement, using A&E, and bid contractors	**1,342**	**2010**
Page sum	**$599,742**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Parking Lots& 504 Pavement updating, review and repair units exteriors/interiors to meet regs.	**10,000**	**2010**
Smoke Alarm updating & replacement, by qualified electricians	**10,000**	**2011**
Sidewalk/Landscaping & Bld./Apt. Repairs to upgrade to Local, PHAS, Insurance, and 504 regs.	**10,000**	**2010**
Develop improved lighting – sites, apts, halls, appliances with all necessary upgrades in apartments	**10,000**	**2010**
Improve roads, parking, curbs, gutters, surfacing, signs, & review access and traffic flow	**10,000**	**2010**
Sprinkler Systems and monitoring	**10,000**	**2010**
Existing Dumpsters Replaced	**10,000**	**2011**
Garbage Hauling Contract, and/or purchase equipment	**10,000**	**2010**
Garbage System (s) for developments, high rise compactor systems	**10,000**	**2012**
Barricades for traffic Control, install traffic signals as another option	**10,000**	**2011**
Relocation – permanent and/or temporary	**1,000**	**2010**
Continue Apartment Renovation(s) and updating	**10,000**	**2010**
Alarms to a single consolidated service company and call stations to use one company- plus update or install new alarm equipment	**10,000**	**2010**
Correct Storm Sewers	**10,000**	**2012**
Convert units for handicapped access, convert apartments, improve/update accessible routes	**10,000**	**2010**
Phase termite treatment to all sites	**10,000**	**2011**
Rework sewers & dig to install, analyze water usage for waste and leaks	**10,000**	**2010**
Resurfacing Parking Lots & Roads, continue pothole repair efforts	**10,000**	**2010**
Complete A&E Contracts, establish new contracts to review and prioritize repairs	**10,000**	**2012**
Develop Community Service Projects and staff, including resident programs, i.e. Local Churches	**10,000**	**2012**
Vehicles, Mowers & Transportation needs for maintenance & HA Operation Including garbage truck(s) and pick-up trucks	**30,000**	**2010**
Technical Salaries for MIS department, Improve computer equipment, staff development	**20,000**	**2011**
Water Heating & Boiler Improvements, piping, heating, considering energy saving methods	**10,000**	**2010**
Page sum	**251,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
A& E Contracts to improve the housing authority, administration needs, policy &salary reviews, i.e., snow plowing, site cleaning, landscape, building repair, systems review for replacement, energy savings	**20,000**	**2012**
Water Vault repairs & water line repairs in developments	**85,000**	**2011**
Electrical updating in developments, building service and apartment wiring (Phased work)	**50,000**	**2013**
Training for employees, resident officials, and Board members	**20,000**	**2010**
Hire A &E personnel for HOPE VI planning and grant publication	**25,000**	**2011**
Boring (not digging) for new sewers, lining of feasible (storm and sanitary)	**10,000**	**2013**
Rework high rise 1st floors entry egress, and to improve heating / cooling	**20,000**	**2012**
Widen roads and entry radius areas	**10,000**	**2011**
Window and door correction	**10,000**	**2012**
Revise developments for traffic flow and green space/ and Density, incl. consultant expenses for HOPE programs	**20,000**	**2012**
Contract for backflow valve testing plus other annual inspections required by utility companies	**10,000**	**2011**
Sprinkler systems through out buildings	**10,000**	**2014**
Roofing/parapet repairs or replacement, update buildings for central garbage shute(s)	**20,000**	**2011**
Purchase trucks for maintenance, pick-up units, garbage truck, lift truck	**10,000**	**2013**
Elevator Car Replacement and provide elevator repairs, or replacement units including shafts and locations to meet new codes	**70,000**	**2011**
Repair/revise location/ or install rooftop heating/cooling equipment including through-the-wall- units (in phases) for all buildings, and / or apartments	**120,000**	**2012**
Administration building and off-site administration building areas –wiring improvements – review then upgrade circuits, back- up power sources, power conditioning for surges, off-site back-up data storage, cabling and equipment, extend review/repairs to buildings and apartments	**5,000**	**2014**
Page sum	**515,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Roof and sidewalls - MerChe Manor – tuck point, replace flashing, roof	**20,000**	**2012**
327 units - New Meter backs	**85,000**	**2010**
Drain for back flow to Storm Sewer, Correct Sewers, replace grates	**50,000**	**2013**
Review w/ A&E Grease Trap / Ejectors in FO sewer option(s)	**25,000**	**2012**
Replace Storm Doors in family units - use similar units for inventory control	**10,000**	**2012**
Boiler repairs in high rises, or individual units in apartments	**20,000**	**2011**
Concrete Repairs	**10,000**	**2012**
Roof repairs, repair walls, review issues if mold and repair if necessary	**10,000**	**2013**
Move Backflow valves or vent Backflows to interior to avoid freezing	**20,000**	**2011**
Site vacuums – glass & waste paper pick up machine	**10,000**	**2012**
Phone repairs from DOS format to current system	**10,000**	**2011**
Sewer work phases – including Monitoring expenses	**20,000**	**2013**
Alarm system for FEC, Consolidate alarms & cable	**10,000**	**2013**
Alarm systems - replace horns & cabling on floors	**60,000**	**2011**
Mail "KIOSK" - all sites, exterior and interior- as needed	**20,000**	**2012**
Resource for the lead test "ANALYZER"	**4,000**	**2012**
Energy Audit for Public Housing- all areas	**10,000**	**2013**
Page sum	**394,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Add and/or replace air conditioning	**15,000**	**2010**
Training including staff/Board, & continuation for LBP & Asbestos, PH/S8, staff safety, general tng.	**20,000**	**2012**
TV cable systems in all buildings, consider/install various systems	**85,000**	**2013**
Maintenance tools & Equipment, mowers to trucks	**50,000**	**2010**
Playground surfacing & repairs, Installation	**20,000**	**2013**
Fence Repairs for PHAS, consider new for sites	**25,000**	**2010**
Wiring repairs at Churchill	**10,000**	**2013**
Smoking areas in high rises, developments, meeting room updating	**20,000**	**2013**
Auto Shelters in developments	**10,000**	**2012**
Elevator replacement	**10,000**	**2011**
Lock out system for gas lines to units	**20,000**	**2013**
Yard Barns for various sites for equipment storage	**10,000**	**2011**
Phone systems repair & replacement	**10,000**	**2011**
Garbage – repairs to dumpsters, new systems, compactors, dump mechanisms and vehicles to haul the refuse	**10,000**	**2011**
Study-Map/Chart utilities and underground locations for phased replacement	**70,000**	**2013**
Paving and Landscaping- including Tree work repair and Removal	**20,000**	**2012**
HVAC and Back Flow Protection	**10,000**	**2013**
Review/ study egress and smoke partitions and openings in buildings making any necessary repairs	**15,000**	**2011**
Improve, or Purchase New Maintenance vehicles, and equipment, and building(s) including a Storage facility - sewage/tanker, water tanker, pumping equipment or truck, portable toilets, jetter, eel, dump truck, grader, back hoe, bucket truck, force account, tools, various equipment for testing, digital equipment for photography, software, new computer hardware, scopes for elevations, laser equipment, site vacuum, Work Truck(s) 2-wheel or 4- wheel drive, GPS tracking systems, Communication equipment, PDA, computerized and wireless work order system, Boiler room transmission equipment, new alarm equipment and hardware.	**110,000**	**2011**
Page sum	**540,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Lighting Improvements -Interior and exterior including Emergency type (Phased work)	**20,000**	**2013**
Hall Lighting Work, Back up Generators, Electrical Work	**85,000**	**2010**
Provide Garbage System(s), Vehicles, and large/small Containers	**50,000**	**2012**
Rework Building Systems for Ventilation	**20,000**	**2013**
Alarm System Replacement and Repair	**25,000**	**2012**
Garbage compaction system, dumpster repairs and	**10,000**	**2010**
Computer Information Office/ Department, Director and Assist. Tech.	**20,000**	**2010**
Fencing repairs to new condition	**10,000**	**2010**
Drain Backflow valves to storm sewer	**10,000**	**2013**
Re – key Housing Authority buildings and units, consider alternate systems at various sites	**20,000**	**2010**
Rework water lines and revise meter pit locations	**10,000**	**2012**
Rework gas lines entering property, buildings and apartments	**10,000**	**2011**
New communication "pedestals" for buildings	**20,000**	**2013**
Fence repairs in developments	**10,000**	**2012**
Signage for developments	**1,000**	**2013**
PHAS repairs, City Inspections repairs, Insurance suggested repairs, and landscaping.	**70,000**	**2012**
Dumpster repair/replacement, relocation, access, and consider compactor facility option – garbage truck purchase and/or contract with private hauler, consider garbage collection options	**160,000**	**2012**
Lock systems for utilities and "1450 & 1470" areas, i.e. manholes, grates	**5,000**	**2013**
Improve security	**10,000**	**2010**
Improvement of Pavement –Porch Stoops, streets, sidewalks, curbs, gutters	**500,000**	**2012**
Debt Service for Improvements, i. e. , not limited to, bonds, public, or private, financing, etc.	**171,915 per yr.**	**2012-2017 est.**
Management Assessment, Physical Assessment – as required for HUD Programs, Financing/Lending needs, and include Fairness Opinion	**$25,000**	**2012**
Audits – for Modernization Department / DHA – investment grade quality for HUD programs including-not limited to, staff, energy, buildings & HUD programs	**$25,000**	**2012**
Page sum	**$1,287,915**	
Total estimated cost over next 5 years	**Continued**	

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Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Building, Floors, and Office Communication system - exterior signs, video, on-line messages, phone announcement, Intercom system, and multi-year maintenance contract	**20,000**	**2011**
Land survey and boundary study, quantify acreage, replace pins, flood plain limit markers, utility study, option to split sites for individual use	**85,000**	**2010**
Building wiring- replacement and updating, includes, electrical, also cable TV, complete	**50,000**	**2011**
Repairs to apartments and buildings on an ongoing maintenance basis	**20,000**	**2013**
Phone system repairs and replacement including areas such as :1470, 1460, and 1450	**25,000**	**2012**
Administrative equipment including phones, computers, id, photography, etc.	**10,000**	
Security Equipment, Medical Equipment for high rises	**20,000**	**2011**
Review options for assisted living for tenants, review contracts to enhance occupancy	**10,000**	**2013**
Meter Bank replacement for outdated "glass meter backs"	**10,000**	**2012**
Environmental testing and training - Mold, Lead, Asbestos, review, and repairs, continued training for staff	**20,000**	**2010**
Phone repairs to remove "DOS" formatting and replace	**10,000**	**2010**
Sewer work, replacement, and A/E	**100,000**	**2011**
Playground surfacing, repairs and installation	**20,000**	**2013**
Storm Door replacement, unit addresses, street signage	**10,000**	**2011**
Sub-meter for water utility, expansion tanks, manhole repairs, landscaping	**1,000**	**2013**
HOPE VI or HUD repair programs - planning, employee training, A&E, Legal, Relocation, bids	**70,000**	**2011**
Advertising and Marketing – Multiple year contracts	**20,000**	**2012**
<u>Backlogged items from former budgets</u> – i.e. ventilation in hallways, insulation, kitchen & kitchen cabinet upgrading, maintenance vehicles, GPS tracking, back flow protectors, brick work and tuckpointing, boiler repairs, resurfacing, former physical assessment list, alarm consolidation, new computers/equipment/technicians, communications systems, playground equipment and recreation sites, A&E, storm & sanitary sewer replacement, manhole replacement, cable repairs for phone and cable, consider wireless, fencing repairs, communication systems in high rises, insurance repair deductibles, fencing, marketing, improvements for rent-up, casualty unit deductible, and building analysis.	**500,000**	**2011**
Page sum	**1,001,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler room gas line venting to atmosphere	$25,000	2011
TDD and other communication devices in developments	5,000	2011
Tornado warning systems, improve emergency lighting	15,000	2013
Self cleaning ovens, built- in microwave in kitchens	10,000	2013
Install assisted care units, A&E and Contractor Phases	10,000	2012
Revise 504 disability apartments- new standards, build new units, ie ramps	100,000	2011
Rewire meters, install new meter "backs" and "blocks"	100,000	2010
Replace Water lines in developments and buildings 4", 3", 2" 1", etc	36,000	2012
Drain line repairs – backflow protectors, storm sewers, soil pipe, roof drains	10,000	2011
Landscape revisions for more parking, less mowing	10,000	2013
A & E assessments energy contracting, lenders, buildings/grounds, fairness, staff	10,000	2011
Debt Service for new borrowing on large and small scale- bonds, local bank loans	180,000 est	2012
Parking Lot repairs – fill cracks-rework surfaces	10,000	2012
1406 share increase for security, purchase hard cost items- cameras, vests	9,000	2011
Resident Programs, Computer hdwr/softwr., Educ. programs, i.e. homeowner, repair(s), budgeting	5,000	2012
New devices and other cabling, as required, i.e. CO2 detectors, for new codes	5,000	2011
A&E- mold, + various other HUD programs feasibility studies – incl. Bonds	25,000	2013
Appliances – including AC, PTAK, water heating, self cleaning ranges	320,000	2010
Road Pack options for driving surfaces	95,000	2010
A&E water lines to install new system(s)-start new from vaults to buildings	110,000	2010
Alarm reconfiguration, equipment and consolidation	10,000	2012
Security and Lighting	100,000	2011
Consultant fees for new Fairness opinion, management review, private housing consultant, energy contracting required reports, energy audit, appraisal of lands, facilities, and equipment, and the sites	25,000	2013
Energy Efficient improvements – bulbs, lighting fixtures and/or appliances, boilers, AC covers	20,000	2013
Garbage chute repair and replace	15,000	2012
Non Smoking areas and exhaust system	10,000	2011
Resident programs and training to complete work	25,000	2012
Development lighting, parking lot repairs/reconfiguration, egress, landscaping, and roadwork	100,000	2011
Site work - Termite prevention, fence around dumpsters, new dumpsters and access	10,000	2012
Tractor, site cleaning equipment, sewer vacuum	50,000	2014
New Phone systems	5,000	2013
Page sum	**1,460,000**	
Total estimated cost over next 5 years	**Continued**	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06PO11	**PHA-Wide**	**94**	**17.87% * vacant as of 9-30-08**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Energy saving repairs for HVAC, not limited to geo – thermal cooling, radiant heat, vehicles & alt. fuel	**25,000**	**2012**
Tankless water heating planning and development, installation, or wind turbine, & geothermal repairs	**320,000**	**2013**
Tandem vehicles for maintenance department	**95,000**	**2010**
Develop non smoking areas, and install general fire suppression equipment at cooking areas/range hoods, and other ventilation areas	**110,000**	**2013**
Build new Sheds for equipment storage	**10,000**	**2010**
Provide new trailers to move equipment	**100,000**	**2012**
Update doors, and provide egress and hall way improvements	**25,000**	**2011**
New shut off equipment for plumbing	**20,000**	**2010**
Replace Gutter systems and strengthen downspouts in developments	**15,000**	**2012**
Improve ventilation including HVAC	**10,000**	**2011**
New security equipment, monitoring, and cabling in buildings and developments	**25,000**	**2012**
Relocation - planning, A&E Coordinator, to vacate buildings for major updating	**30,000**	**2011**
Domestic Violence administrator and planning to establish goals, objectives, policies, or programs that enable the DHA to serve the needs of child and adult victims of domestic violence	**40,000**	**2010**
Lock and Door installations	**50,000**	**2010**
Update all laundry facilities	**5,000**	**2013**
Repair of water lines damaged by freezing	**10,000**	**2012**
Improve and repair existing apartments and buildings units with a variety of repairs – abatement or surface removal, structural, and resurface with flooring, drywall, ceilings, HVAC, water heating, walls, floors.	**40,000**	**2011**
Appliance exhaust/plumbing repairs, kitchen and dryer repairs (apartments & separate facilities)	**20,000**	**2013**
Cost Center Improvements and DHA Management/Cost Center/Administration expenses for the shift to project based financial management incl. Management expenses using new process and account 1430 line items	**30,000**	**2010**
Dumpster repairs and fees, seek equipment purchases for localized system, or contract service	**40,000**	**2010**
	10,000	**2012**
Page sum	**1,030,000**	
Total estimated cost over next 5 years	$10,943,857.00	

* The Percentage of occupied/vacant units was adjusted for Non –Dwelling Units (11 were involved in the adjustment).

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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Carver Park and Carver Park Addition 1b. Development (project) number: IL06P011004 and IL06P011005a
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: 11/24/09
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development - Project IL06P011005 – Administration Bldg.& Metal Shed ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/08/10 b. Projected end date of activity: 04/15/10

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Mer Che Manor/Churchill Towers 1b. Development (project) number: IL06P011006/IL06P011005
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (06/30/10)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☒ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development (***s***)

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

See attached Voluntary Conversion Assessment – Attachment (il011b01)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

☐ Units addressed in a pending or approved demolition application (date submitted or approved:
☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ 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) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/29/03

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Drug Prevention Presentations	Open	Specific Criteria	Development/PHA	Public Housing
Nova Net Alternative School (Project Success)	Open	Other	Development/PHA/ Dist # 118/Project Success	Both
Truancy School (Project Success)	Open	Other	Development/Courts/ Dist.#118/Project Success	Both
Champaign County Health Dept.	Open	Specific Criteria	Development/PHA/ CCHD	Public Housing
Special Education Alternative School	12	Other	Development/PHA/ Dist.#118	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps

the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

COMMUNITY SERVICE POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

Community Service - 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 non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;

- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects'
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: **Political activity is excluded.**

Self Sufficiency Activities - activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.

2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.

3. Activities must be performed within the community and not outside the jurisdictional area of the Authority.

4. Family obligations

- At lease execution or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must

  1. Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and

2. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewable of their lease.

- At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.

5. Change in exempt status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.

- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:

- Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. *(According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement);* and
- Provide in-house opportunities for volunteer work or self-sufficiency programs.

2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.

3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

4. Noncompliance of family member:
- At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;

- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit; The family may use the Authority's Grievance Procedure to protest the lease termination

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☐ Residents fearful for their safety and/or the safety of their children
☒ Observed lower-level crime, vandalism and/or graffiti
☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☒ Other (describe below)
Coordinate with news media to promote positive images of PHA and ongoing display of television commercials, radio advertisements and print, promoting positive images of PHA.

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

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

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

ALL

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

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

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below)
Additional police patrols.
Continuation of police office (sub station) in Fair Oaks Development

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

ALL

C. Coordination between PHA and the police

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

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

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

ALL

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2008 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

PHDEP eliminated by HUD for future years

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

PET POLICY

1. Purpose

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added new Section 31 to the United States Housing Act of 1937. Section 31 established pet ownership requirements for residents of public housing. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty (20) pounds or twenty (20) inches. All dogs must be neutered or spayed. No "dangerous" or "vicious dogs" as defined in City Ordinance 90.101 will be allowed.

Cats: All cats must be neutered and de-clawed.

Hamsters/Gerbils: Must be caged.

At no time will the Housing Authority of the City of Danville, Illinois approve of exotic pets such as but not limited to snakes, monkeys, rodents, etc.

2. Registration

Every pet must be registered with the Housing Authority of the City of Danville, Illinois' management prior to moving into the building and updated annually thereafter. Registration requires the following:

A. Certificate signed by a licensed veterinarian, state and local authority, stating that the pet has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).

D. Proof of neutering and/or de-clawing, if applicable (dogs, cats).

E. Photograph (no smaller that 3x 5) of pet or aquarium

F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish – size of tank or aquarium.

3. Density of Pets

Only one (1) four-legged, warm-blooded pet will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority of the City of Danville, Illinois solely will give final approval on type and density of pets. There will be no exception to this rule.

4. Visitor and Guests

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

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

5. Pet Restraints

H. All Dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.

I. Cats must be in a caged container when taken out of the owner's apartment.

J. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

6. Sanitary Standards and Waste Disposal

K. Covered litter boxes must be provided for cats with use of odor-reducing chemicals.

L. Dogs must be provided with a pet bed or box.

M. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be chard to pet owner. Must produce evidence of continuing flea control if unable to wear flea collars.

N. Dogs and cats shall not excrete anywhere within the building.

O. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Authority property due to pet or removal of pet feces by staff. You will be charged for staff time, use of equipment, materials and supplies used.

1. All pet waste must be in a plastic bag and tied securely to reduce odor and placed in designated garbage dumpster outside of the building.

2. Residents with litter boxes must clean them at a minimum once per week. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage dumpster.

3. Pet owners are never to dispose of pet waste in the trash chutes in the senior buildings.

   A. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subjected to inspections once a month.

   B. All dog owners utilize a pooper-scooper.

7. General Rules

The residents agrees to comply with the following rules imposed by the Housing Authority of the City of Danville, Illinois:

8. No Pet Areas

At no time will pets be allowed in any public area such as community space, laundry rooms, sittings, rooms, etc. Pets should only be in the lobby of the senior building when entering or leaving the building. Pets will not be allowed in Central Office Lobby.

9. Pet Rule Violation and Pet Removal

C. If it is determined on the basis of objective fact supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority of the City of Danville, Illinois shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.

D. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within forty-eight (48) hours. Nuisance complaints regarding pets are subject to immediate inspections.

E. If a pet owner becomes unable to either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, after, said twenty-four (24) hour limitation. The Housing Authority of the City of Danville, Illinois can officially remove the pet. The Authority accepts no responsibility for pet.

10. Grievance

Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.

11. Damage Deposit

A refundable "Pet Damage Deposit" and non-refundable nominal fee will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. All fees and deposits must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the refundable 'Pet Damage Deposit" will be $50.00. The non-refundable nominal fee will be $100.00

12. Exceptions

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development exclusively for the elderly or persons with disabilities, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

DHA Representative_____

Tenant Initials_____

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

CIVIL RIGHTS POLICY

Adopted By the Board of Commissioners on September 21, 2000

It is the policy of the Housing Authority of the City of Danville, Illinois, also referred to as the "Danville Housing Authority", to comply fully with Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 3 of the 1968 Civil Rights Act, and with all rules and regulations.

Specifically, the Housing Authority of the City of Danville, Illinois shall not on account of race, color, sex, creed, or national origin deny any family or individuals the opportunity to apply for assistance under the Low-Rent Housing Program. Neither will the Housing Authority of the City of Danville, Illinois discriminate because of religion, age, physical handicap, pregnancy, parenthood, nor marital or veteran status.

To further its commitment to full compliance with applicable Civil Rights Acts, the Housing Authority of the City of Danville, Illinois will provide federal, state and local information to applicant/participant households regarding discrimination and recourse in the event of discrimination. Such information will be made available during the Pre-Occupancy Briefing and all applicable forms and printed material will be made available to prospective resident families.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☒ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment - **il011j01**

☐ 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 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)

City Mayor appoints from the resident election, the residents on the PHA Board

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☒ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☒ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Illinois)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
☐ Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

PHA Plan
Table Library

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

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	**Amount of Annual Grant (Sum of lines 2-19)**	
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	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years		

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

Attachment: il011a02

Danville Housing Authority PHA Plan - April 1, 2009 - Mar 31, 2010
Component 10 - Voluntary Conversions Internal Assessment
Initial Assessment Date: September 25, 2001
Second Assessment Date: August 30, 2002
Third Assessment Date: August 27, 2003
Fourth Assessment Date: September 22, 2004
Fifth Assessment Date: September 28, 2005
Sixth Assessment Date: October 16, 2006
Seventh Assessment Date: October 9, 2007
Eighth Assessment Date October 2, 2008

A. Assessment Summary

1. Number of Developments 6
2. Number of Exempt Developments 2
    a. IL06P011 005, Churchill Towers/Madison Court
    b. IL06P011 006, Mer Che Manner
3. Developments Assessed 4
    a. IL06P011 001, Fair Oaks
    b. IL06P011 002, Beeler Terrace
    c. IL06P011 003, Fair Oaks Addition
    d. IL06P011 007, Fair Oaks West (Danville)

B. Exempt Developments

a. IL06P011 005, Churchill Towers/Madison Court - Senior/Handicap
b. IL06P011 006, Mer Che Manner - Senior/Handicap

C. Covered Developments

General Comments Applicable to all assessed developments

All of the 51 units at Beeler Terrace have been completely modernized and renovated within the last six years. The three Fair Oaks developments are sound and well maintained. Eight units were modernized several years ago due to lead and asbestos issues and the additional 10 units that were under modernization contracts are also completed a few years ago. This completed the lead and asbestos abatements and renovations within the Fair Oaks developments.

According to the 2000 census, the City of Danville has about 4,900 rental units out of a total housing inventory of 14,800 units. The Authority provides 537 Public Housing rental units, which represents 11% of the total rental units in the City. The Authority also has funding for about 600 units of Section 8 voucher rental assistance. With recent

funding cuts in the Section 8 program, the number of individuals served with Vouchers is in the 500 to 530 range. For the past few years, individuals issued Section 8 vouchers have and continue to experience difficulty in locating affordable housing in the City. The Authority has experienced difficulty maintaining the HUD desired lease up rate due to the inability of voucher holders to find suitable housing. Normally, three of four holders do not locate housing in the 60 day period allowed. The City does not have the current capacity to absorb any significant increase in Section 8 rental assistance. Vouchering out of public housing would likely result in families without realistic affordable housing options. As the current Section 8 program seeks to use about 13% of the total rental market, it seems highly unlikely that any increase of consequence would be absorbed in the absence of some future additions to the rental inventory. Consequently, the same general philosophy and rationale applies to all the family units in the Danville Housing Authority inventory.

Development Assessments

1. Fair Oaks - IL06P011 001

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

2. Beeler Terrace - IL06P011 002

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

3. Fair Oaks Addition _ IL06P011 003

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

4. Fairs Oaks West (Danville) - IL06P011 007

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

il011b02

Danville Housing Authority
PHA Plan Addendum - Plan Year: April 1, 2009- March 31, 2010
De-concentration and Income Mixing Comments -
Component 3A(6)

Danville, IL Housing Authority (IL011)

Discussion: Based on our analysis of our average incomes in our four family projects, a deconcentration plan is not required at this time for this plan year. Incomes by project as of October 2007 are:

Projects IL06P011	Project Number	Average Gross Income
Fair Oaks	001	$ 2,620
Beeler Terrace	002	1,475
Fair Oaks Addition	003	3,493
Fair Oaks West	007	2,998

Average of Project 001, 002, 003, 007 = $2,969

Income Limits per HUD (HUDCLIPS) Income Limits effective for Federal FY 2008
Danville, Illinois MSA (Effective 2-19-2008)

	1 person	2 person	3 person	4 person
30% of Median	10,950	12,500	14,100	15,650
Very Low Income	18,250	20,900	23,500	26,100
Low Income	29,250	33,400	37,600	41,750

Overall Danville, Illinois MSA Median Family Income = $49,400

Analysis: All of the Authority's four family projects have an average family income below the 30% of median for even a 1 person family; therefore making all of our average incomes in the extremely low income category. Therefore, it is our determination that income mixing is not required for the plan year in question. Additionally, it should be noted that projects 001, 003, and 007 are all Fair Oaks projects which are co-located in one continuous area with different buildings assigned to different projects as the only differentiation. These three projects are also included together in our Project Based Accounting AMPs.

Exempt Developments:

Il06P011005	Churchill Towers	Elderly/Handicap
IL06P011006	Mer Che Manor	Elderly/Handicap

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2009** estimated to start 8-10-09

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 1)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$125,000	$125,000	0	0
3	1408 Management Improvements	96,000	96,000	0	0
4	1410 Administration	80,635	80,635	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000	30,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	30,000	30,000	0	0
10	1460 Dwelling Structures	331,218	331,218	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	40,000	40,000	0	0
12	1470 Non- Dwelling Structures	25,000	25,000	0	0
13	1475 Non – Dwelling Equipment	48,000	48,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500	500	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	$806,353.00	$806,353.00	0	0
21	Amount of line 21 Related to LBP Activities	10,000	10,000	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security – soft costs	11,000	11,000	0	0
24	Amount of line 21 Related to Security – hard costs	0	0	0	0
25	Amount of line 21 Related to Energy Conservation Measures	30,000	30,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2009** estimated to start 8-10-09

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011001,3,7 Fair Oaks, IL06P011002 Beeler Terrace	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing including Churchill Tower, IL06PO11005, and Mer Che Manor, IL06PO11006	1460	54,235 0 0	54,235 0 0	0 0 0	0 0 0	
HA Wide	Operation of the Authority	1406	125,000	125,000	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	30,000	30,000	0	0	
	Security-DPD Contract	1408	45,000	45,000	0	0	
HA Wide	Administration	1410	80,635	80,635	0	0	
	A&E Contracting – various projects & Assessments, i.e.		0	0	0	0	
	housing/sites, HUD programs, legal, mgmt., structural,		0	0	0	0	
	elevator, lead testing/ monitoring. DHA Management/Cost		0	0	0	0	
	shift(s) to project based financial management		0	0	0	0	
	Center/Administration.	1430	30,000	30,000	0	0	
	Sewer Repair, Gas Lines, or Water Lines	1450	6,000	6,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work, signs	1450	24,000	24,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	7,500	7,500	0	0	
	Sewer work, Boiler Repairs in family sites and high rises,				0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &				0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,				0	0	
	Intercom, and Boiler(s)	1460	109,400	109,400	0	0	
	Force Account & HVAC Improvements	1460	2,500	2,500	0	0	
	Apt Appliances incl- stoves, refrig, smoke/co detect, & equip	1465.1	40,000	40,000	0	0	
	Roofing Replacement, Brick Repairs/Tuckpointing, windows	1460	19,669	19,669	0	0	
	Roofing, Windows, Security Screens, doors	1470	15,650	15,650	0	0	
	Computer Hardware for HA, CAD, Copier	1475	15,000	15,000	0	0	
	Maintenance Vehicles, Staff auto(s)	1475	15,000	15,000	0	0	
	*Page **Sum***		*640,589*	*640,589*	0	0	

HA Wide Continued	Sewer Replacement, Site Cleaning Consolidate alarm hardware & contract, repairs, installation of equipment including video	1475	8,000	8,000	0 0	0 0	**CF2009** Cont'd. page 3 of 4 start est. 8-10-09
	Roofing, Window, Security Screens, Exterior Repairs, 504 repairs, Computer Hardware for HA & CAD, copier				0	0	
	Mowers/Maintenance Vehicles, Staff Auto, and Equipment				0	0	
	Refuse Sweeper, High rise compaction upgrade				0	0	
	Garbage Truck, Work Truck, & Site Vacuum Sewer & Site Cleaning Equipment	1470	10,000	10,000	0 0	0 0	
	Relocation (temporary)	1495.1	500	500	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts., Masonry Work	1460	1,000	1,000	0	0	
	"	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	1,000	1,000	0	0	
	Elevator repair, replace, additional unit planning	1460	115,914	115,914	0	0	
	Repairs to Community areas	1470	9,350	9,350	0	0	
	Roofing	1460	0	0	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	5,000	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	5,000	5,000	0	0	
	Roofing	1460	10,000	10,000	0	0	
	Page sum		*165,764*	*165,764*	0	0	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

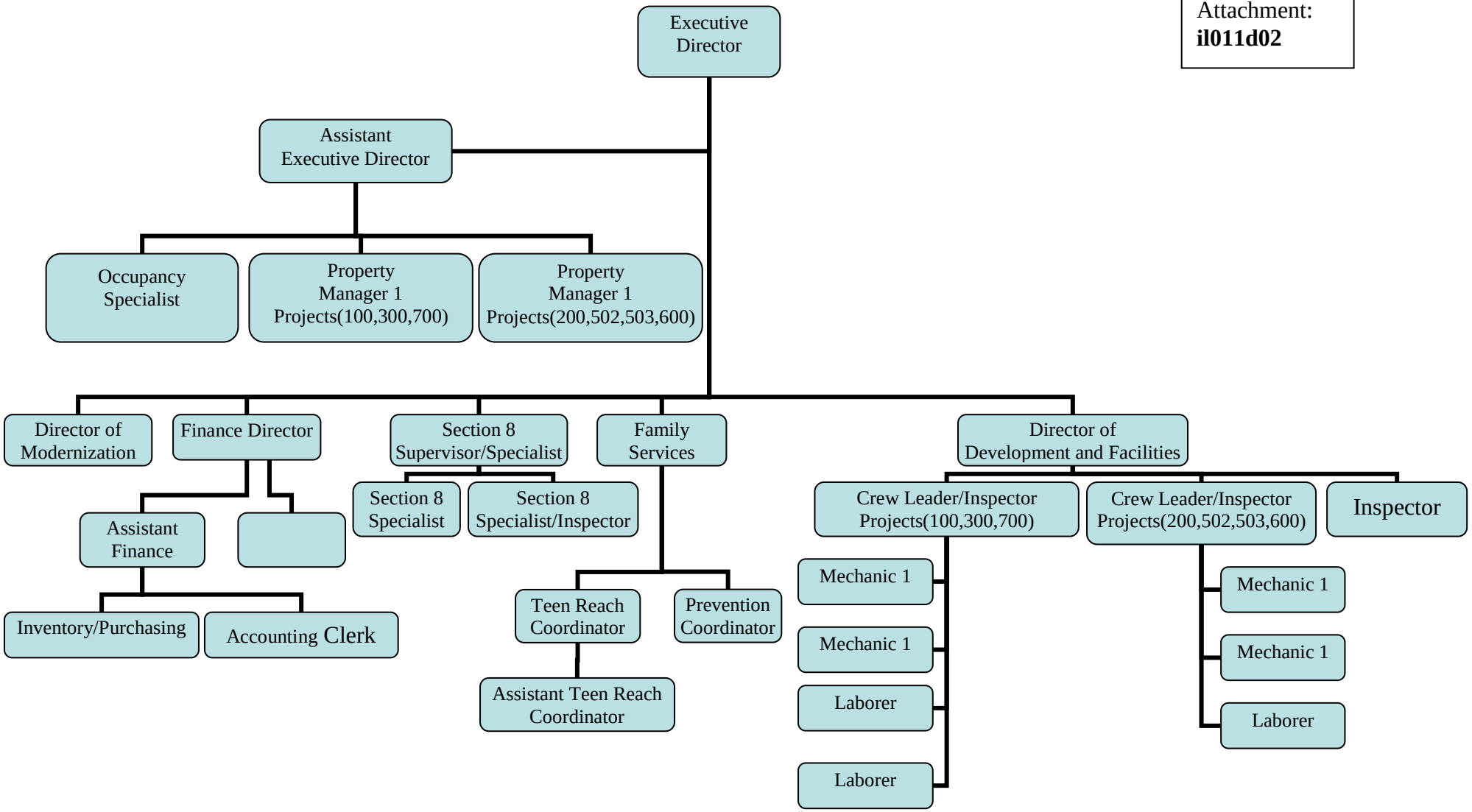
PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of** **2009** estimated to start 8-10-09

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	6/12/2010		6/12/2012		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	6/12/2010		6/12/2012		
IL06P011006					
MerChe Manor	6/12/2010		6/12/2012		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	6/12/2010		6/12/2012		
PHA Wide	6/12/2010		6/12/2012		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

The Housing Authority of the City of Danville, Illinois
Organizational Chart

Attachment:
il011d02



il011e02

Resident Commissioner – Method of appointment by the honorable Scott Eisenhauer, Mayor of the City of Danville, Illinois. (additional Board Commissioners also listed)

Resident Commissioner

Commissioner Terry Koebrich
723 Oaks St. #301
Danville, Illinois 61832

Commissioner Michael Puhr
512 Woodlawn St.
Danville, Illinois 61832

Commissioner Celestine Crockett
386 N. Cedarwood Dr.
Danville, Illinois 61832

Commissioner Jane Cline
9 East Harrison St., Apt. 606
Danville, Illinois 61832

Commissioner Rick Strebing
404 Warrington Ave.
Danville, Illinois 61832

Resident Advisory Council Members - Method of Election by residents of development with County Officials as election judges.

The following represent Mer Che Manor (IL06P011006) Resident Council Officers as of the official installation January 8, 2008:

President	Terry Koebrich 723 Oak St. #301 Danville, IL 61832		
Vice President	Felix Harris 723 Oak St. #602 Danville, IL 61832		
Secretary	Geraldine Seward 723 Oak St. #501 Danville, IL 61832		
Treasurer	Thelma Hines 723 Oak St. #603 Danville, IL 61832		
Activity Committee	Eleanor Howard 723 Oak St. #308 Danville, IL 61832	Verna Smith 723 Oak St. #306 Danville, IL 61832	Annie Woods 723 Oak St. #312 Danville, IL 61832

The following represents Churchill Towers (IL06P011 005) Resident Council Officers as Of the official February 2, 2008 election: Churchill Towers is currently in the process of having nomination and elections for a new resident council in 2008.

President	Dorothy Townsend 101 East Seminary St., #508 Danville, IL 61832
Vice President	John Fausz 101 East Seminary St., #306 Danville, IL 61832
Secretary	None (resident moved and council is looking for replacement to appoint at this time)
Treasurer	Willie Wasson 101 East Seminary St., #308 Danville, IL 61832

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2006** as of 8-27-08

☐ 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	86,000	86,000	86,000	86,000
3	1408 Management Improvements	93,000	99,617.41	99,617.41	99,617.41
4	1410 Administration	79,214	79,214.00	79,214.00	79,214.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	39,363	39,385.41	39,385.41	39,385.41
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	57,229	67,966.11	67,966.11	67,966.11
10	1460 Dwelling Structures	342,729	340,789.12	340,789.12	340,789.12
11	1465.1 Dwelling Equipment – Non -Expendable	44,500	44,500.00	44,500.00	44,500.00
12	1470 Non- Dwelling Structures	14,700	7,613.00	7,613.00	7,613.00
13	1475 Non – Dwelling Equipment	34,637	27,055.95	27,055.95	27,055.95
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	769	0	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	792,141	792,141	792,141	792,141
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	82,279.82	82,279.82	82,279.82	82,279.82
23	Amount of line 21 Related to Security	25,000	41,208.12	41,208.12	41,208.12
25	Amount of line 21 Related to Energy Conservation Measures	3,200	8,097.36	8,097.36	8,097.36
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2006** as of 8-27-08

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011001,3,7 Fair Oaks and IL06P011002 Beeler Terrace	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing, including Madison Court, Churchill Tower, IL06PO11005, and Mer Che Manor, IL06PO11006	1460	88,379.50 0 0 0	88,379.50 0 0 0	88,379.50 0 0 0	88,379.50 0 0 0	
HA Wide	Operation of the Authority	1406	86,000	86,000	86,000	86,000	
	Marketing and Advertising	1408	11,000	17,605.25	17,605.25	17,605.25	
	Computer Software, Copy Modernization Prints	1408	27,000	32,601.87	32,601.87	32,601.87	
	Staff, & Board of Commissioners Training, Assessment	1408	8,589	8,202.17	8,202.17	8,202.17	
	Technical Computer Information Dept.	1408	7,000	0	0	0	
	Security-DPD Contract	1408	39,411 0	41,208.12 0	41,208.12 0	41,208.12 0	DPD
	Administration	1410	79,214.00 0	79,214.00 0	79,214.00 0	79,214.00 0	
	Update Assessments Incl. Fairness Opinion, Mgmt. Assess't A&E Contracting – i.e. Title Work , considering energy performance, existing contracts, HVAC, Mechanical, H2O, roads, Elevator, plus Management Expenses	1430	0 0 0 0 39,363	0 0 0 0 39,385.41	0 0 0 0 39,385.41	0 0 0 0 39,385.41	
	Sewer Repair Phase	1450	11,892	11,892	11,892	11,892	Strahl
	Gas Lines, or Concrete Base Removal Repairs	1450	15,108	0	0	0	
	Water Lines Phase	1450	10,000	1,360	1,360	1,360	
	Road Repairs, Sidewalks, Pavement, Landscaping, Fencing	1450	20,229	54,714.11	54,714.11	54,714.11	
	Door and/or screen replacements, and Lock sets	1460	6,469.22	8,097.36	8,097.36	8,097.36	
	Boiler Repairs in family sites and high rises	1460	0	0	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. & Apt. Wiring updates, incl - Cable TV, energy saving fixtures, Intercom, and Boiler(s)	1460	0 0 0	0 0 0	0 0 0	0 0 0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	5,000	0	0	0	
	Appliances, CO/Smoke Detectors, Apt Doors & Windows	1465.1	44,500	44,500	44,500	44,500	G.E.
	Roofing Replacement, Brick/Tuckpointing, window repairs	1460	148,660.46	152,041.44	152,041.44	152,041.44	Mid-Cont. Restorat'n
	*Page **Sum***		*$647,815.18*	*$665,201.23*	*$665,201.23*	*$665,201.23*	

HA Wide Continued	HVAC Community Room	1470	7,613	7,613	7,613	7,613	**CF 2006** Cont'd. page 3 of 4
	Roofing, Window, Security Screens, Exterior Repairs/Egress	1470	0	0	0	0	
	Consolidate alarm hardware & contract, repairs	1470	0	0	0	0	
	Video & Alarm Improvements	1460	0	9,991	9,991	9,991	Affordable DVR
	Computer Hardware for HA & CAD, copier	1475	10,000	8018.95	8018.95	8,018.95	
	Mowers/Maintenance Vehicles, and Equipment	1475	5,600	0	0	0	
	Refuse Sweeper, High rise compaction upgrade	1475	0	0	0	0	
	Garbage Truck, Work Truck, & Site Vacuum	1475	19,037.00	19,037.00	19,037.00	19,037.00	07-GMVan
	Sewer Equipment	1475	0	0	0	0	
	Site Cleaning Equipment	1475	0	0	0	0	
	Relocation (temporary)	1495.1	769	0	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts.	1460	2,940	0	0	0	
	"	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	3,000	0	0	0	
	Elevator repair, replace	1460	0	0	0	0	
	Repairs to Community areas	1470	7,087	0	0	0	
IL06P011006 MerChe Manor	Egress Repairs	1460	4,000	0	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	2,000	0	0	0	
	Elevator replacement(s) and repairs	1460	82,279.82	82,279.82	82,279.82	82,279.82	Kone C.O.
	Page sum		*$144,325.82*	*$126,939.77*	*$126,939.77*	*$126,939.77*	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150106 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006** as of 8-27-08

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	7/18/08	3-31-08	7/18/10	9-30-08	
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	7/18/08	3-31-08	7/18/10	9-30-08	
IL06P011006					
MerChe Manor	7/18/08	3-31-08	7/18/10	9-30-08	
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	7/18/08	3-31-08	7/18/10	9-30-08	
PHA Wide	7/18/08	3-31-08	7/18/10	9-30-08	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2007** 8-31-08 data

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No:)
☐ Performance and Evaluation Report for Period Ending: 8-31-08 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$86,000	$86,000	$86,000	$86,000
3	1408 Management Improvements	73,000	73,000	50,000	47,841.75
4	1410 Administration	80,011	80,011	80,011	80,011
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	160,000	160,000	160,000	130,881.72
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	129,000	130,262	105,000	104,903.89
10	1460 Dwelling Structures	194,603	217,003	210,000	203,336.11
11	1465.1 Dwelling Equipment – Non -Expendable	40,000	40,000	40,000	34,276.63
12	1470 Non- Dwelling Structures	11,000	5,238	238.00	238.00
13	1475 Non – Dwelling Equipment	26,000	8,600	3,600	2,581.44
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500	0	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	$800,114.00	$800,114.00	$734,849.00	$690,070.54
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	5,000	5,000
23	Amount of line 21 Related to Security	35,000	45,000	28,397	26,238.75
24	Amount of line 21 Related to Security – hard costs	0	0	0	0
25	Amount of line 21 Related to Energy Conservation Measures	30,000	60,000	60,000	54,276.63
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2007** 8-31-08 data

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011001,3,7 Fair Oaks, IL06P011002 Beeler Terrace	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing including Churchill Tower, IL06PO11005, and Mer Che Manor, IL06PO11006	1460	50,000	102,725.49	102,725.49	102,725.49	AT Const. & Total Build'g Serv.
HA Wide	Operation of the Authority	1406	86,000	86,000	86,000	86,000	
	Marketing and Advertising	1408	5,000	5,923.80	5,923.80	5,923.80	Radio & TV
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	6,581.84	6,581.84	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,097.36	9,097.36	9,097.36	
	Technical Computer Information Dept.	1408	7,000	5,978.84	0	0	
	Security-DPD Annual Contract	1408	45,000	45,000	28,397.00	26,238.75	DPD
			0	0			
	Administration	1410	80,011	80,011	80,011	80,011	
	A&E Contracting – various projects & Assessments, i.e.		0	0			
	housing/sites, HUD programs, legal, mgmt., structural,		0	0			
	elevator, lead testing/ monitoring. DHA Management/Cost		0	0			
	shift(s) to project based financial management		0	0			
	Center/Administration.	1430	160,000	160,000	160,000	130,881.72	
	Sewer Repair Phase	1450	9,000	9,000	0	0	
	Gas Lines	1450	0	0	0	0	
	Water Lines Phase	1450	0	0	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work	1450	120,000	121,262	105,000	104,903.89	TBS, Owens
	Door and/or screen replacements, and Lock sets	1460	5,000	0	0	0	
	Boiler Repairs in family sites and high rises	1460	1,000	0	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &		0	0	0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,		0	0	0	0	
	Intercom, and Boiler(s)	1460	1000	0	0	0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	1,000	0	0	0	

	Appliances Roofing Replacement, Brick/Tuckpointing, window repairs *Page* ***Sum***	1465.1 1460	40,000 122,603 *748,614*	40,000 110,277.51 *782,276*	40,000 105,444.11 *729,180.60*	34,276.63 98,780.22 *685,420.70*	GE G.Woodard **CF 2007** Cont'd. page 3 of 4 8-31-08 data
HA Wide Continued	Roofing, Window, Security Screens, Exterior Repairs, 504 repairs Consolidate alarm hardware & contract, repairs, installation of equipment including video, Phone repairs & cabling Computer Hardware for HA & CAD, copier, alarm hardware and repairs Mowers/Maintenance Vehicles, and Equipment Refuse Sweeper, High rise compaction upgrade Garbage Truck, Work Truck, & Site Vacuum Sewer Equipment Site Cleaning Equipment Relocation (temporary) Debt Service and/or Fees	1470 1470 1475 1475 1475 1475 1475 1475 1495.1 1501	1,000 5,000 10,000 5,000 0 5,000 1,000 5,000 500 0	238 5,000 8,600 0 0 0 0 0 0 0	238.00 0 3,600.00 0 0 0 0 0 0 0	238.00 0 2,581.44 0 0 0 0 0 0 0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts., Masonry Work " Thermostats, Boiler repairs, training Elevator repair, replace Repairs to Community areas	1460 1450 1460 1460 1470	1,000 0 0 10,000 5,000	4,000.00 0 0 0 0	1,830.40 0 0 0 0	1,830.40 0 0 0 0	
IL06P011006 MerChe Manor	Egress Repairs Phase I HVAC Repairs & new Boilers, Backflow, Drain to sewer Elevator replacement(s) and repairs *Page sum*	1460 1460 1460 	1,000 1,000 1,000 *51,500*	0 0 0 *17,838.00*	0 0 0 *5,668.40*	0 0 0 *4,649.84*	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150107 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2007** 8-31-08 data

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	9/12/09		9/12/11		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	9/12/09		9/12/11		
IL06P011006					
MerChe Manor	9/12/09		9/12/11		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	9/12/09		9/12/11		
PHA Wide	9/12/09		9/12/11		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2008** As of 8-31-08

☐ 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$125,847	$115,847	0	0
3	1408 Management Improvements	96,000	86,000	0	0
4	1410 Administration	81,259	81,259	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	98,354	78,354	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	21,000	21,000	0	0
10	1460 Dwelling Structures	286,983	326,983	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	40,000	40,000	0	0
12	1470 Non- Dwelling Structures	24,650	24,650	0	0
13	1475 Non – Dwelling Equipment	38,000	38,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500	500	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	$812,593.00	$812,593.00	0	0
21	Amount of line 21 Related to LBP Activities	0	0	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security – soft costs	11,000	11,000	0	0
24	Amount of line 21 Related to Security – hard costs	0	0	0	0
25	Amount of line 21 Related to Energy Conservation Measures	30,000	30,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150108 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2008** As of 8-31-08

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011001,3,7 Fair Oaks, IL06P011002 Beeler Terrace	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing including Churchill Tower, IL06PO11005, and Mer Che Manor, IL06PO11006	1460	50,000 0 0	50,000 0 0	0 0 0	0 0 0	
HA Wide	Operation of the Authority	1406	125,847	115,847	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	30,000	20,000	0	0	
	Security-DPD Contract	1408	45,000	45,000	0	0	
HA Wide	Administration	1410	81,259	81,259	0	0	
	A&E Contracting – various projects & Assessments, i.e.		0	0	0	0	
	housing/sites, HUD programs, legal, mgmt., structural,		0	0	0	0	
	elevator, lead testing/ monitoring. DHA Management/Cost		0	0	0	0	
	shift(s) to project based financial management		0	0	0	0	
	Center/Administration.	1430	98,354	78,354	0	0	
	Sewer Repair	1450	0	0	0	0	
	Sewer Repair to "1460"	1460	116,466	106,400	0	0	
	Gas Lines	1450	3,000	3,000	0	0	
	Water Lines Phase	1450	3,000	3,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work, signs	1450	15,000	15,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	5,000	5,000	0	0	
	Boiler Repairs in family sites and high rises	1460	2,500	2,500	0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &		0	0	0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,		0	0	0	0	
	Intercom, and Boiler(s)	1460	3,000	3,000	0	0	
	Force Account	1460	0	0	0	0	
	HVAC Improvements	1460	2,500	2,500	0	0	
	Appliances	1465.1	40,000	40,000	0	0	
	*Page **Sum***		*641,926*	*591,860*	0	0	

HA Wide Continued	Roofing Replacement, Brick/Tuckpointing, window repairs	1460	69,603	119,669	0	0	**CF 2008** Cont'd. page 3 of 4 8-31-08
	Roofing, Window, Security Screens, Exterior Repairs, 504 repairs	1470	10,000	10,000	0	0	
	Consolidate alarm hardware & contract, repairs, installation of equipment including video	1470	5,650	5,650	0	0	
	Computer Hardware for HA & CAD, copier	1475	5,000	5,000	0	0	
	Mowers/Maintenance Vehicles, Staff Auto, and Equipment	1475	10,000	10,000	0	0	
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	5,000	0	0	
	Garbage Truck, Work Truck, & Site Vacuum	1475	0	0	0	0	
	Sewer Equipment	1475	5,000	5,000	0	0	
	Site Cleaning Equipment	1475	13,000	13,000	0	0	
	Relocation (temporary)	1495.1	500	500	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts., Masonry Work	1460	1,000	1,000	0	0	
	"	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	1,000	1,000	0	0	
	Elevator repair, replace	1460	15,914	15,914	0	0	
	Repairs to Community areas	1470	9,000	9,000	0	0	
	Roofing	1460	0	0	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	0	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	5,000	0	0	0	
	Roofing	1460	10,000	20,000	0	0	
	Page sum		*170,667*	*220,773*	0	0	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150108 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2008** As of 8-31-08

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	6/12/2010		6/12/2012		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	6/12/2010		6/12/2012		
IL06P011006					
MerChe Manor	6/12/2010		6/12/2012		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	6/12/2010		6/12/2012		
PHA Wide	6/12/2010		6/12/2012		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2009** estimated to start 8-10-09

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 1)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$125,000	$125,000	0	0
3	1408 Management Improvements	96,000	96,000	0	0
4	1410 Administration	80,635	80,635	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000	30,000	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	30,000	30,000	0	0
10	1460 Dwelling Structures	331,218	331,218	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	40,000	40,000	0	0
12	1470 Non- Dwelling Structures	25,000	25,000	0	0
13	1475 Non – Dwelling Equipment	48,000	48,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500	500	0	0
18	1499 Development Activities	0	0	0	0
18.1	1501 Payments for debt service and/or fees	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	$806,353.00	$806,353.00	0	0
21	Amount of line 21 Related to LBP Activities	10,000	10,000	0	0
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000	0	0
23	Amount of line 21 Related to Security – soft costs	11,000	11,000	0	0
24	Amount of line 21 Related to Security – hard costs	0	0	0	0
25	Amount of line 21 Related to Energy Conservation Measures	30,000	30,000	0	0
26	1501 Collateralization Expenses or Debt Service	0	0	0	0

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) **Part II: Supporting Pages – p. 2 of 4**

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2009** estimated to start 8-10-09

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011001,3,7 Fair Oaks, IL06P011002 Beeler Terrace	Comprehensive Modernization: Apartments Interiors & Exteriors & Roofing including Churchill Tower, IL06PO11005, and Mer Che Manor, IL06PO11006	1460	54,235 0 0	54,235 0 0	0 0 0	0 0 0	
HA Wide	Operation of the Authority	1406	125,000	125,000	0	0	
	Marketing and Advertising	1408	5,000	5,000	0	0	
	Computer Software, Copy Modernization Prints	1408	7,000	7,000	0	0	
	Staff, & Board of Commissioners Training, Assessment	1408	9,000	9,000	0	0	
	Technical Computer Information Dept.	1408	30,000	30,000	0	0	
	Security-DPD Contract	1408	45,000	45,000	0	0	
HA Wide	Administration	1410	80,635	80,635	0	0	
	A&E Contracting – various projects & Assessments, i.e.		0	0	0	0	
	housing/sites, HUD programs, legal, mgmt., structural,		0	0	0	0	
	elevator, lead testing/ monitoring. DHA Management/Cost		0	0	0	0	
	shift(s) to project based financial management		0	0	0	0	
	Center/Administration.	1430	30,000	30,000	0	0	
	Sewer Repair, Gas Lines, or Water Lines	1450	6,000	6,000	0	0	
	Road Repairs, Sidewalks, Pavement, Landscape work, signs	1450	24,000	24,000	0	0	
	Door and/or screen replacements, and Lock sets	1460	7,500	7,500	0	0	
	Sewer work, Boiler Repairs in family sites and high rises,				0	0	
	Electrical Repairs and equipment incl. Meter Backs, Bld. &				0	0	
	Apt. Wiring updates, incl - Cable TV, energy saving fixtures,				0	0	
	Intercom, and Boiler(s)	1460	109,400	109,400	0	0	
	Force Account & HVAC Improvements	1460	2,500	2,500	0	0	
	Apt Appliances incl- stoves, refrig, smoke/co detect, & equip	1465.1	40,000	40,000	0	0	
	Roofing Replacement, Brick Repairs/Tuckpointing, windows	1460	19,669	19,669	0	0	
	Roofing, Windows, Security Screens, doors	1470	15,650	15,650	0	0	
	Computer Hardware for HA, CAD, Copier	1475	15,000	15,000	0	0	
	Maintenance Vehicles, Staff auto(s)	1475	15,000	15,000	0	0	
	*Page **Sum***		*640,589*	*640,589*	0	0	

HA Wide Continued	Sewer Replacement, Site Cleaning Consolidate alarm hardware & contract, repairs, installation of equipment including video	1475	8,000	8,000	0 0	0 0	**CF2009** Cont'd. page 3 of 4 start est. 8-10-09
	Roofing, Window, Security Screens, Exterior Repairs, 504 repairs, Computer Hardware for HA & CAD, copier				0	0	
	Mowers/Maintenance Vehicles, Staff Auto, and Equipment				0	0	
	Refuse Sweeper, High rise compaction upgrade				0	0	
	Garbage Truck, Work Truck, & Site Vacuum Sewer & Site Cleaning Equipment	1470	10,000	10,000	0 0	0 0	
	Relocation (temporary)	1495.1	500	500	0	0	
	Debt Service and/or Fees	1501	0	0	0	0	
IL06P011005 Churchill Towers, Madison Court & Carver Park	Egress Repairs Building, site, apts., Masonry Work	1460	1,000	1,000	0	0	
	"	1450	0	0	0	0	
	Thermostats, Boiler repairs, training	1460	1,000	1,000	0	0	
	Elevator repair, replace, additional unit planning	1460	115,914	115,914	0	0	
	Repairs to Community areas	1470	9,350	9,350	0	0	
	Roofing	1460	0	0	0	0	
IL06P011006 MerChe Manor	Egress Repairs Phase I	1460	5,000	5,000	0	0	
	HVAC Repairs & new Boilers, Backflow, Drain to sewer	1460	5,000	5,000	0	0	
	Roofing	1460	10,000	10,000	0	0	
	Page sum		*165,764*	*165,764*	0	0	

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150109 Replacement Housing Factor Grant No:	**Federal FY of** **2009** estimated to start 8-10-09

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	6/12/2010		6/12/2012		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	6/12/2010		6/12/2012		
IL06P011006					
MerChe Manor	6/12/2010		6/12/2012		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	6/12/2010		6/12/2012		
PHA Wide	6/12/2010		6/12/2012		

Signature of the Executive Director	Date	Signature of the Field Office Manager	Date

Attachment: il011g02

Progress Addendum
Danville Housing Authority (IL011)
Plan Year: Apr 1, 2009 - Mar 31, 2010

Danville Housing Authority (DHA) made significant strides in several areas over the past nine years. Significant areas are addressed below.

1. Public Housing Assessment System (PHAS)

DHA achieved the following scores: FY 2000 - 73, FY 2001 - 78, FY 2002 - 91, FY 2003 - 90, FY 2004 – 86, FY 2005 – 82, FY 2006 – 82, FY 2007 - 75 and FY 2008 - 76. Solid and steady progress was made in most indicators due to increased attention to detail, improved leadership, better training, and a clear-cut emphasis on quality and accuracy. The score for FY 2007 fell in the physical assessment area from a 21 to a 16. This caused us to be considered Substandard Physical. We believe that this was caused by a very challenging physical inspection the likes we had never seen before. We reviewed items identified in this review and addressed them. Our 2008 score reflected the outstanding effort by the staff because the rating went from a 16 to a 23. This also brought our designation back up to a Standard Performer. We have rewritten our Comprehensive Maintenance Policy to comply with the Memorandum of Agreement because of the substandard physical score.

2. Financial Management

DHA most significantly improved area over the past nine years is in the area of financial management. With emphasis on the need for strong budget and internal controls, DHA eliminated the operating deficits of the late 90s and 2000 fiscal years, except for the past couple of fiscal years where HUD cut funding significantly. DHA has achieved perfect scores (30 of 30 points) in the financial PHAS indicators for several years and a 29 for FY 2006 and FY 2007. In FY 2008, the financial indicator did drop to a score of 19 mostly due to the fact of utilizing cash reserves to maintain operations, because of the cumulative funding reductions. DHA had operated at a surplus and increased reserves to an acceptable level over the past several years until the uncontrolled funding reductions from HUD took place during FY 2005, 2006, 2007 and 2008 where funding was reduced significantly. Realistic budgets coupled with good internal controls, management of expenditures, and long range planning for purchasing and procurement have enabled the Authority to develop a strong financial base that should continue to maintain financial strength and stability into the future. Independent audits have been finding free and noted the good controls established by DHA. The FY 2007 audit noted a finding for underutilization of Section 8 funding. The FY 2008 noted the funding issues with the Section 8 program had been resolved but we did experience a finding for our computer conversion ongoing concerns. These are all being address or have been fixed since March 31, 2008.

3. Modernization

DHA completed the substantial modernization and lead and asbestos abatement of all units in the Beeler Terrace development and also completed lead and asbestos abatement and substantial modernization in the Fair Oaks development during the past several years. Security was

improved in the 326 Fair Oaks units and 51 Beeler Terrace through the installation of quality dead bolt locks on all exterior doors. Security was also improved during FY 2007 as quality dead bolt locks was installed on all the units located in the Mer Che Manor, Churchill Towers and Madison Court developments. This increased security for an additional 160 units. Additional security at Mer Che Manor was completed during FY 2007 with the installation of security cameras in the common areas and new alarm and security systems in the building. Security cameras were also installed at Churchill Towers during the FY 2008 year. These projects completed the major interior work needed to make all DHA dwelling units available for occupancy with the quality level desired. Design work and required permits were obtained for a sanitary sewer system replacement for the Fair Oaks area and storm sewer systems were cleaned. Groundwork has been completed on the replacement the sewer system and the project is complete. This will help improve the DHA owned road system in Fair Oaks. Additional sewer and road-work is scheduled to begin in October/November 2008 to make additional improvements to the system. Also the landscaping and curb appeal project are continuing with significant improvements that took place during the summer of 2008. With these two projects underway, the overall improvements to the development is becoming very noticeable. Tree removal and a fencing project have now been completed. We removed inoperable light poles and the concrete bases as well during the spring/summer of 2008 that continued to improve the curb appeal of the family sites. Additionally the continued improvement of roofing projects, masonry projects and signage projects continue. The elevator replacement project at Mer Che Manor has been completed.

Section 8

DHA had significantly raised its leasing level to 604 of 620 vouchers over the FY 2000 to 2004 years, which was over 99% budget utilization. Unfortunately, with the retroactively applied HUD budget reduction during FY 2005, DHA was forced to significantly reduce its leasing rate to the 520 voucher level and to implement payment standard reductions and other restrictions to reach the reduced budget levels. The leasing progress made over the past years was eliminated. Over the course of FY 2006 and FY 2007, DHA was able to increase the voucher level to around 540 to 560 while still keeping the payment standards reduced. We did increase the payment standard to 110% of Fair Market Rent during FY 2008 in order to increase funding utilization. HUD retroactively reduced funding again, now for their calendar year 2008. This required us to immediately close the wait list, stop all issuing of Vouchers and stop replacing any Voucher attrition that occurred. We also reduced the payment standard back to 100% of FMR to try to stabilize the out flow of HAP payments to the landlords. Progress is slow. Had it not been for several hundred thousand in unrestricted HAP reserves, the program would be in jeopardy. We are awaiting notification from the HUD Section 8 Financial Management Center on calendar year 2009 funding levels. This will determine if the program has stabilized or if it will continue to shrink in size due to congressional levels of funding. DHA has trimmed operating expenses and will continue to strive to fully lease the program at whatever level HUD chooses to fund it in the future.

Public Housing Occupancy

DHA did not achieve the occupancy level desired during this period due to a variety of factors. Although improvements were made, significant staff reduction in the maintenance area and turnover in the occupancy area and the extreme difficulty of recruiting qualified replacements hampered efforts to improve the unit turnover rate and file preparation. Difficulties continue in finding a sufficient number of senior/disabled applicants to occupancy of our senior developments. This will continue to create difficulties for the Occupancy Department as there is large supply in the senior housing market in the area with more on the development table. DHA anticipates major improvement in the unit turnover rate as funding has become depended upon that increase during the next year. We outsourced the majority of our unit turn operations during FY 2008 while reducing the maintenance staff due to budgetary issues. During FY 2009, we will again be addressing the unit renovation situation with in-house staff. The occupancy staff was restructured during FY 2007, been trained and is now under effective leadership.

Resident Services

With the elimination of HUD funding for programs such as Drug Elimination, DHA fully moved into the community partnership mode to provide services, particularly to youth. Working with School District 118 and Project Success of Vermilion County, DHA now has an alternative high school, and alternative middle school, and a Truancy School for habitual truants. These schools are capable of providing full credit from grades 3 through grade 12 and are all operated on DHA property in a public housing development. During FY 2009, the School District opened up another alternative school for special education students with another computer lab. DHA also operates a Teen Reach program geared towards providing youth with academic and lifestyle support. In addition, DHA operates a Substance Abuse Prevention program in the middle schools, which provides positive lifestyle training and mentorship for middle school age children. During the summer months, DHA operates a Summer Feeding Program with the assistance of School District #118 and funded through the Illinois State Board of Education. This program feeds over 5,000 youth during its operations each year. These programs are funded through non-HUD sources to provide needed services to the over 600 youth in DHA properties.

Summary

DHA has made strides in all areas of operations over the past nine years. With solid financial management and sound operational planning and execution, DHA will continue to improve into the future and provide the necessary housing assistance for our clients and the community.

il011h02

Danville Housing Authority
Violence Against Women Act (VAWA) Addendum
Plan Year: April 1, 2009 – March 31, 2010

As stated in our Annual Plan submission, Admissions Preferences (pg. 17 & 18) and our Admissions and Continued Occupancy Policy (pg. 4-26), both for Plan Year: April 1, 2008 – March 31, 2009 we state the following:

The PHA will follow the guidelines of the Violence Against Women Act of 2005. Applicants seeking this preference must provide copies of police reports and/or restraining orders against the perpetrator and qualify as defined by the act in order to receive this preference. (As a side note, if the applicant is married when receiving this preference they will have nine (9) months to supply the PHA with documentation of a legal separation or divorce, failure to do so could result in termination of assistance).

il011i02

Danville Housing Authority
Carbon Monoxide Detector Act Comments
Plan Year: April 1, 2009 – March 31, 2010

In accordance with the Carbon Monoxide Detector Act (Public Act 094-0741) effective January 1, 2007, the Housing Authority of the City of Danville, Illinois has completed inspection and installation of combination smoke/carbon monoxide detectors, with hard-wire/battery back-up in all units with sleeping areas as well as any buildings that burn fossil fuels, such as natural gas, coal or propane. Inspections were performed during the second week of December and all installations were complete by the January 1, 2007 effective date. We continue to remind the tenants that battery replacement is to be completed by them although we do respond when we receive a call for carbon monoxide issues. We also make sure that the unit is ready and fully operational upon move-in.

il011j02

Comments from Resident meetings and Public Hearing for The Housing Authority of the City of Danville, Illinois, Annual and Five Year Plans

Fair Oaks – 10/8/08

Q: What can be done about the flooding in the parking lot behind the 1600 block of Fowler and the potholes in the streets?

A: We will be signing a contract later in the week with DUCE Construction of Champaign, IL that should address the flooding problem and cold pack will be purchased as soon as it warms up enough to get it purchased from the supplier.

Q: Is there any truth to the rumor that Fair Oaks will be adding new buildings to its development or will it be closing?

A: There are no plans at this time to add any new buildings to Fair Oaks and we do not plan to close any time soon. We are still being funded to assist low-income families and we will continue to do so until HUD tells us to close the doors.

Q: What happens to people who are already on the wait list for Section 8?

A: They will continue to hold their place on the list until the time that we receive increased funding from HUD and can issue new vouchers again.

Q: Are there yearly housekeeping inspections in Section 8?

A: Yes, there are inspections once a year as well as anytime it is documented that there is a need for an inspection for the resident or the landlord.

Q: Did all of the people from Chicago take up all the funding and vouchers for Danville?

A: That is another misconception, the Authority does have families from Chicago but we have more families who have lived here locally for years. Besides we cannot restrict someone from applying for assistance because they moved here from Chicago or anywhere else for that matter.

Mer Che Manor – 10/8/08

Q: Why is only part of the pet deposit returned?

A: Because we have to keep part of the deposit to clean the unit and fumigate it as the next tenant may not want to have pets and does not want to know that the person before them had pets either.

Q: Is the Section 8 wait list open yet?

A: Not at this time due to funding reductions. It is unknown when it may be open again.

Churchill Towers, Beeler Terrace and Madison Court – 10/8/08

Q: Is Section 8 going to get cut out by HUD?

A: We do not see that happening at this time but we continue to have to change payment standards to accommodate for the reduced funding levels. We will have to wait for news from HUD on funding and it is hard to predict what will happen in Washington this year with the election.

Q: Is foster care income included in the Section 8 rent calculation?

A: No, it must be reported to the DHA and the landlord but it is excluded from the rent calculation.

Q: Can we get generators for Churchill Towers in the event of power outages?

A: We will make this a line item in the five-year plan.

Q: Can we find a way to get people who do not have a phone in their apartment some kind of contact from visitors who are downstairs?

A: We will check into this but the system that is in place is old and they may not have an adaptor for this item. We will have to see just what is out there.