

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

6.0

The public may obtain copies of RIHA's 5-Year and Annual PHA Plan at the central office cost center (main office) as well as at each AMP office.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Hope VI, Mixed Finance Modernization or Development: RIHA does not currently have any pending proposals for Hope VI or Mixed Finance funding. However, should the opportunity for development arise where Hope VI or Mixed Finance funding would be appropriate and available, RIHA would seek funding through those programs.

Demolition and/or Disposition: In April 2003, RIHA conducted an asset management assessment and developed an Asset Management Plan based on that assessment. As part of the Asset Management Plan, each property was evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommend options and suggestions to keep and maintain, keep and upgrade or demolish and replace each RIHA property.

Demolition and Disposition initiatives under consideration for action during Fiscal Year beginning 10/1/2008 are as follows:

According to the Asset Management Plan, Spencer Towers should be kept in the RIHA inventory in some form and developed into a mixed-income housing opportunity. Ownership of the property should be transferred to RIHA's not-for-profit corporation. In moving forward with this Plan, RIHA may elect to apply to HUD for the disposition of Spencer Towers, the development referred to as IL018-006.

RIHA has applied for funding to develop housing to serve the disabled population of Rock Island.

The Asset Management Plan also noted that, due to their ages, both Lincoln Homes and Manor Homes should be reevaluated in the 5 to 10 year period after 2003 to determine their long-term value and sustainability as viable properties. This assessment has been completed, and the physical condition of Lincoln Homes, IL018-003, requires that residents be relocated and the buildings be demolished. Manor Homes has been found to be at the end of its viable life. Rock Island Housing Authority may elect to make application to HUD for the disposition and/or demolition of Manor Homes, IL018-002, as well.

RIHA may also make application to HUD for the disposition of the Hickman Center, referred to as IL018-002-00.

RIHA should also develop new housing opportunities, as suggested in the Asset Management Plan, to stabilize the City's neighborhoods and provide additional options and opportunities for current and future residents over the long-term, which will be accomplished through the construction of new, in-fill housing. This housing may be part of RIHA's Section 32 Homeownership Plan and may require the demolition of existing, dilapidated buildings on in-fill sites.

Conversion of Public Housing: None of Rock Island Housing Authority's developments or portions of developments have been identified by HUD or RIHA as covered under Section 202 of the HUD FY1996 Appropriations Act.

Homeownership Programs: When surveyed, over 70% of RIHA public housing residents indicated a desire to own their own homes. Responses also illustrated that residents were cognizant of the barriers associated with homeownership, including bad credit, financial illiteracy, budgeting and the lack of funds for a down payment. Survey results also indicate that more than 20% of RIHA residents earn \$20,000 or more per year, making them eligible for the RIHA Homeownership Program and related Community Supportive Services.

The RIHA decision to pursue homeownership options for its residents is supported by the RIHA residents, the community and the city and state governments. It is actively endorsed by the public and private partners and partnerships that have come together for this purpose and through the commitments of their time, talent and resources. Homeownership supports HUD's strategic goals and meets President George W. Bush's challenge to close the affordable housing gap, increasing homeownership for low-income families.

RIHA's major priority is to assist public housing residents in their efforts to become financially self-sufficient and less dependent upon direct government housing assistance. The RIHA Homeownership Program will enable public housing residents, including low- and moderate-income persons, persons with disabilities, the elderly and minorities to transition to the American Dream of homeownership with a strong emphasis on supportive services focused on ensuring the long-term success of each participant. In the past three years, 10 RIHA residents and one Section 8 participant have purchased their own homes.

7.0

Homebuyer Incentive Program

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

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

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

Eligible Participants: As the 2003 Asset Management Plan identified that certain properties should be revitalized or demolished, residents displaced as a result of such action will receive priority for admission to the program. If units remain after all qualified displaced residents have been assigned, residents of other RIHA low-rent public housing developments will be considered.

Minimum Qualifications

1. Current resident of RIHA low-rent public housing developments
2. Continuous RIHA residence for minimum of one year
3. Must be in good standing with RIHA management. Factors which will be considered include:
 - i. Prompt payment of rent
 - ii. Good neighbor, no substantiated complaints
 - iii. Complies with lease agreement
 - iv. No unusual resident-caused damage to unit
 - v. No major housekeeping complaints
 - vi. No criminal activity for a minimum of three years
4. Interested in homeownership and in participating in the HIP program

Selection: Separate waiting lists will be maintained for each unit size (number of bedrooms) for which the household is qualified. If the household is eligible for more than one unit size, the family must declare the desired unit size at the time of application.

Within each waiting list, priority will be given to displaced households. Within displaced households, those households continuously occupying since the date of Initiation of Negotiation (HUD approval of application for revitalization or demolition) a displacement dwelling will receive priority. Within each occupancy group, priority will be given to households based on income:

- i. Households with income equal to or greater than 50% but less than 80% of the median income for the Davenport-Moline-Rock Island metropolitan area for the household size.
- ii. Households with income equal to or greater than 30% but less than 50% of the median income.
- iii. Household with income less than 30% of the median income.

Within each income group, priority will be given based on the household's initial date of continuous occupancy of any RIHA low-rent public housing unit (original move-in date).

Income thresholds are published by HUD and are revised each year. For Fiscal Year 2009, the thresholds are as follows:

Household Size	30% of MFI	50% of MFI	80% of MFI
1 person	\$12,950	\$21,550	\$34,500
2 person	\$14,800	\$24,650	\$39,450
3 person	\$16,650	\$27,700	\$44,350
4 person	\$18,500	\$30,800	\$49,300
5 person	\$20,000	\$33,250	\$53,250
6 person	\$21,450	\$35,750	\$57,200
7 person	\$22,950	\$38,200	\$61,150
8 person	\$24,400	\$40,650	\$65,100

7.0

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

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

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

Routine Home Maintenance: Every HIP participant will be responsible for the care and maintenance its home and yard as if the household owned the property. HIP participants will learn interior and exterior care and maintenance activities, such as, Maintaining good housekeeping, Painting, Resetting circuit breakers, Testing smoke and fire detectors, Unclogging plumbing fixtures using a plunger, Changing central heat/air conditioning filters, Keeping the outside air conditioning unit clean and free of debris or obstruction, Mowing grass, Watering the lawn, shrubs and plants, Edging walks and drives, Trimming around frees, buildings and fences, Trimming shrubs, Planting and cultivating flowers, Cleaning gutters, Removing snow from all sidewalks, Locating water shutoff valves, Locating water heater shutoff valve and Conserving energy.

Counseling and Training: HIP participants will receive counseling and training in Aspects of household financial management and self-sufficiency including Budgets, Credit history, Mortgage affordability, homebuying, homebuying terminology, Mortgages and interest rates, Homebuyer rights, Real estate agents, Home selection, Appraisals, Homeowners' insurance, Settlement and closing costs, Importance of consistent monthly loan payments, Home maintenance, Foreclosures and Good housekeeping.

Training will be provided by RIHA staff augmented by contracted community resources.

Termination and Grievances: Households who fail to make adequate progress in its HIP program as determined by the Executive Director or his/her designee will be removed from the program and will have to vacate its unit. The household may retain its Section 8 Housing Choice Voucher and move to another residence.

Households with serious or repeated lease violations will be removed from the program and will have to vacate its unit. The household may forfeit its Section 8 Housing Choice Voucher. If a participant feels that unfavorable action is taken by RIHA, it may appeal the action. The participant should follow the procedures in the RIHA Grievance Policy.

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

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment G (i018g03)
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment H (i018h03)
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Based on the City of Rock Island Consolidated Plan for FY2008-2013, the Comprehensive Housing Affordability Strategy dataset from the 2000 U.S. Census and its own low-income public housing and Section 8 waiting lists, RIHA has identified the following housing needs for our jurisdiction (the City of Rock Island):

9.0

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

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

In the upcoming year, RIHA plans on employing the following strategies for addressing the housing needs of the families living in our jurisdiction and on our waiting lists:

NEED: Shortage of affordable housing for eligible populations

RIHA will **maximize the number of affordable housing units** by continuing to employ effective maintenance and management policies to minimize the number of public housing units offline, keep turnover time for vacated public housing units low, keep renovation time low for public housing units, undertake measures to ensure access to affordable housing among families we assist regardless of required unit size and seek replacement of public housing units lost to the inventory through mixed finance development and Section 8 replacement housing resources.

RIHA will also maintain or increase Section 8 lease-up rates through payment standards that allow families to rent throughout the City of Rock Island, by marketing the program to owners particularly those outside of areas of minority and poverty concentration and by effectively screening Section 8 applicants to increase owner acceptance of the program.

RIHA will **increase the number of affordable housing units** by applying for additional Section 8 units should they come available, leveraging affordable housing resources in the community through the creation of mixed finance housing, pursuing housing resources other than public housing or Section 8 tenant-based assistance and implement is Asset Management Plan which explores various opportunities including those listed above.

9.1

NEED: Families at or below 30% AMI

For these families, RIHA will **target assistance** by promoting the Family Self-Sufficiency Program and Escrow Accounts.

NEED: Families at or below 50% AMI

For these families, RIHA will **target assistance** by continuing to employ admissions preferences aimed at families who are working and through the promotion of the Family Self-Sufficiency Program and Escrow Accounts.

NEED: Elderly families

RIHA will **target assistance to elderly families** by seeking designation of public housing for the elderly, applying for special purpose vouchers targeted to the elderly should they become available and coordinating with providers of social services for the elderly.

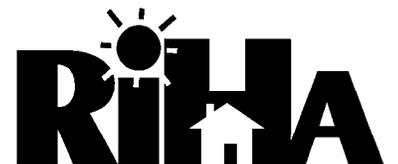
NEED: Families with disabilities

RIHA will **target assistance to families with disabilities** by seeking designation of public housing for families with disabilities, applying for special purpose vouchers targeted to families with disabilities should they become available, affirmatively marketing to local non-profit agencies that assist families with disabilities, possibly implementing project-based Housing Choice Vouchers with preference to developments serving families with disabilities.

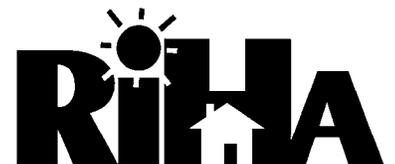
9.1	<p>NEED: Races or ethnicities with disproportionate housing needs To increase awareness of PHA resources among these families, RIHA will affirmatively market to races/ethnicities shown to have disproportionate housing needs. RIHA will market the Section 8 program to owners outside areas of poverty/minority concentrations to affirmatively further fair housing.</p> <p>RIHA chose the above-mentioned strategies based on funding constraints, the extent to which particular housing needs are met by other organization in the community, evidence of housing needs as demonstrated in the City of Rock Island Consolidated Plan for 2008-2013 as well as other information, the influence of the housing market on RIHA programs, community priorities regarding housing assistance, results of consultation with residents, the Resident Advisory Board, community leaders, advocacy groups, neighborhood groups and local government.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Between the introduction of the RIHA Asset Management Plan in 2003 and the reassessment at the end of 2008, the Agency completed well over 50% of the initiatives detailed in the plan. It also invested considerable time and energy in preparing financially, organizationally and structurally to complete the remaining Asset Management Plan recommendations. RIHA’s Asset Management Plan is included as part of the City of Rock Island Consolidated Plan, the New Old Chicago Redevelopment Plan, and the RiverVision Plan.</p> <p>The 2003 Asset Management Plan resulted in the following decisions:</p> <ul style="list-style-type: none"> • Keep and upgrade Spencer Towers • Keep and maintain Sunset Heights • Maintain and monitor both Lincoln Homes and Manor Homes • Demolish and replace Valley Homes • Create a not-for-profit corporation to become an integral partner in the provision of quality housing to a board-based market • Dispose of the six single-family scattered site homes • Acquire vacant lots or existing properties and develop new in-fill housing opportunities • Implement a Section 8 Housing Choice Voucher Homeownership program allowing participants to use their vouchers to help meet first-time homeownership expenses • Develop a Relocation Plan in accordance with the Uniform Relocation Act (URA) • Develop supportive housing for special populations such as elderly, non-elderly persons with disabilities and other special needs populations. Projects could include independent living developments, condominium units and small group homes with supportive services • Redevelopment of the Voss Brothers Warehouse in two phases <ul style="list-style-type: none"> o Phase I: RIHA administrative offices and retail spaces o Phase II: 35 mixed-income loft apartments • Develop 50 to 100 new housing opportunities per year. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>RIHA defines substantial deviations and significant amendments to be actions including:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Changes in the use of Replacement Reserve Funds under the Capital Fund; • Changes in excess of 10% of the original work plan under the Capital Fund. <p>Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) and any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities are not considered to be substantial deviations or significant amendments.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

CHANGES TO RIHA POLICIES

Effective October 1, 2009



**Admissions &
Continued Occupancy
Policy (ACOP)
for Low-Income
Public Housing**



Approved additions to the Plan are the **blue text**. Approved deletions are ~~red, strikethrough text~~. Text already in the Plan is plain.

1. VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

NOTIFICATION TO APPLICANTS AND TENANTS

OVERVIEW

The Violence Against Women Reauthorization Act of 2005 (VAWA) requires PHAs to inform public housing tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, PHAs may elect to provide the same information to applicants.

This part describes the steps that RIHA will take to ensure that all actual and potential beneficiaries of its public housing program are notified about their rights under VAWA.

VAWA NOTIFICATION

RIHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

- A summary of the rights and protections provided by VAWA to public housing applicants and residents who are or have been victims of domestic violence, dating violence, or stalking (see sample notice in Exhibit 16-1)
- The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA (included in Exhibit 16-1)
- An explanation of the documentation that RIHA may require from an individual who claims the protections provided by VAWA (included in Exhibit 16-1)
- A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
- A statement of RIHA's obligation to keep confidential any information that it receives from a victim unless (a) RIHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibit 16-1)
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibit 16-1)
- Contact information for local victim advocacy groups or service providers

NOTIFICATION TO APPLICANTS

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

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

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

NOTIFICATION TO TENANTS [Pub.L. 109-162]

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

RIHA will provide all tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

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

RIHA will also include in all lease termination notices a statement explaining the protection against termination or eviction provided by VAWA (see Section 13-IV.D).

DENIAL OF ADMISSION

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

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

DEFINITIONS

As used in VAWA:

- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or

- To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.
- The term *immediate family member* means, with respect to a person –
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.

NOTIFICATION

RIHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial under RIHA’s policies. Therefore, if RIHA makes a determination to deny admission to an applicant family, RIHA will include in its notice of denial:

A statement of the protection against denial provided by VAWA

A description of RIHA confidentiality requirements

A request that an applicant wishing to claim this protection submit to RIHA documentation meeting the specifications below with her or his request for an informal hearing (see section 14-I.B)

DOCUMENTATION

Victim Documentation

An applicant claiming that the cause of an unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation (1) demonstrating the connection between the abuse and the unfavorable history and (2) naming the perpetrator of the abuse. The documentation may consist of any of the following:

A statement signed by the victim certifying that the information provided is true and correct and that it describes bona fide incident(s) of actual or threatened domestic violence, dating violence, or stalking

A police or court record documenting the domestic violence, dating violence, or stalking

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person’s belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

Perpetrator Documentation

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit

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

Time Frame for Submitting Documentation

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

RIHA CONFIDENTIALITY REQUIREMENTS

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

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

LEASE TERMINATION

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

VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA AND OTHER LAWS [Pub.L. 109-162]

VAWA does not supersede any other federal, state, or local law that provides greater protection to victims of domestic violence, dating violence, or stalking.

Moreover, VAWA does not limit the PHA's duty to honor court orders issued to protect a victim or to address the distribution of property when a family breaks up.

LIMITS ON VAWA PROTECTIONS [Pub.L. 109-162]

While VAWA prohibits a PHA from using domestic violence, dating violence, or stalking as the cause for a termination or eviction action against a public housing tenant who is the victim of the abuse, the protections it provides are not absolute. Specifically:

VAWA does not limit a PHA's otherwise available authority to terminate assistance to or evict a victim for lease violations not premised on an act of domestic violence, dating violence, or stalking providing that the PHA does not subject the victim to a more demanding standard than other tenants.

VAWA does not limit a PHA's authority to terminate the tenancy of any public housing tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated.

In determining whether a public housing tenant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, the PHA will consider the following, and any other relevant, factors:

- Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking
- Whether the threat is a physical danger beyond a speculative threat
- Whether the threat is likely to happen within a short period of time
- Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location

If the tenant wishes to contest the PHA's determination that he or she is an actual and imminent threat to other tenants or employees, the tenant may do so as part of the grievance hearing or in a court proceeding.

VICTIM NOTIFICATION [Notice PIH 2006-42]

VAWA requires PHAs to notify tenants of their rights under VAWA and to inform them about the existence of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. (For general VAWA notification policies, see section 16-VII.) Notice PIH 2006-42 identifies two ways that a PHA may fulfill this requirement in the event of a termination or start of an eviction proceeding:

It may enclose the form with the termination or eviction notice and direct the family to complete, sign, and return the form, if applicable, by a specified date.

It may include language discussing the protections provided by VAWA in the termination or eviction notice and request that a tenant come to the PHA office and pick up the form if the tenant believes the VAWA protections apply.

Notice PIH 2006-42 points out that mailing the certification form in response to an incident could place the victim at risk, since the abuser may be monitoring the mail. In such cases, the notice recommends that PHAs work with tenants to make other delivery arrangements.

RIHA will follow the lease termination notice policy in section 13-IV.D. If RIHA has reason to suspect that the notice might place a victim of domestic violence at risk, it will attempt to deliver

the notice by hand directly to the victim. RIHA will use the same caution if it decides to deliver VAWA information to a victim at any other time following an incident of domestic violence.

VICTIM DOCUMENTATION [Notice PIH 2006-42]

VAWA authorizes PHAs responding to incidents of actual or threatened domestic violence, dating violence, or stalking to request in writing that a tenant complete, sign, and submit a HUD-approved certification form (form HUD-50066).

In lieu of a certification form, or in addition to the certification form, a tenant may provide one of the following:

A federal, state, tribal, territorial, or local police or court record documenting the domestic violence, dating violence, or stalking

Documentation signed by an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of such abuse, in which the professional attests under penalty of perjury to the professional's belief that the incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation

RIHA is not required to demand that an individual produce official documentation or physical proof of an individual's status as a victim of domestic violence, dating violence, or stalking in order to receive the protections of VAWA. RIHA may, at its discretion, provide assistance to an individual based solely upon the individual's statement or other corroborating evidence.

VAWA specifies that a victim of domestic violence, dating violence, or stalking must provide documentation of abuse within 14 business days after receipt of a written request for such documentation by RIHA. If the victim does not provide the documentation within that time frame, or any extension approved by RIHA, the victim forfeits the protections against termination afforded by VAWA, and RIHA is free to evict or terminate the assistance of the victim in accordance with otherwise applicable law and lease provisions.

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant's control and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, RIHA will request in writing that the individual submit documentation affirming that claim. The written request will include explicit instructions on where, when, and to whom the documentation must be submitted. It will also state the consequences for failure to submit the documentation by the deadline. The documentation will consist of a completed and signed form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. In lieu of the certification form, RIHA will accept either of the following forms of documentation:

- A police or court record documenting the actual or threatened abuse
- Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

RIHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the individual will suffice.

The individual claiming victim status must submit the requested documentation within 14 business days after receipt of RIHA's written request or must request an extension within that time frame. RIHA may, at its discretion, extend the deadline for 10 business days.

If the individual provides the requested documentation within 14 business days, or any PHA-approved extension, RIHA will reconsider its termination decision in light of the documentation.

If the individual does not provide the requested documentation within 14 business days, or any PHA-approved extension, RIHA will proceed with termination of the family's lease in accordance with applicable local, state, and federal law and the policies in this ACOP.

TERMINATING OR EVICTING A PERPETRATOR OF DOMESTIC VIOLENCE

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives RIHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." Specific lease language affirming this authority is not necessary. Further, the authority supersedes any local, state, or other federal law to the contrary. However, if RIHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271]. This means that RIHA must follow the same rules when terminating or evicting an individual as it would when terminating or evicting an entire family [3/16/07 *Federal Register* notice on the applicability of VAWA to HUD programs].

RIHA will bifurcate a family's lease and terminate the tenancy of a family member if RIHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the tenancy or program assistance of the remaining, nonculpable family members.

In making its decision, RIHA will consider all credible evidence, including, but not limited to, a signed certification (form HUD-50066) or other documentation of abuse submitted to RIHA by the victim in accordance with this section. RIHA will also consider the factors in section 13.III.E. Upon such consideration, RIHA may, on a case-by-case basis, choose not to bifurcate the lease and terminate the tenancy of the culpable family member.

If RIHA does bifurcate the lease and terminate the tenancy of the culpable family member, it will do so in accordance with the lease, applicable law, and the policies in this ACOP. If necessary, RIHA will also take steps to ensure that the remaining family members have a safe place to live during the termination process. For example, RIHA may offer the remaining family members another public housing unit, if available; it may help them relocate to a confidential location; or it may refer them to a victim service provider or other agency with shelter facilities.

All notices of lease termination will include a statement of the protection against termination provided by the Violence against Women Reauthorization Act of 2005 (VAWA) for victims of domestic violence, dating violence, or stalking. They will also include a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. Any family member who claims that the cause for termination involves (a) criminal acts of physical violence against family members or others or (b)

incidents of domestic violence, dating violence, or stalking of which a family member is the victim will be given the opportunity to provide documentation in accordance with the policies in section 13-III.F.

LEASE TERMS

VIOLENCE AGAINST WOMEN ACT

Incidents of domestic violence, dating violence or stalking shall not be good cause for denying victims access to or termination from the public housing program or for terminating a lease held by a victim of such violence.

1. Incidents of threatened or actual domestic violence, dating violence or stalking may not constitute grounds of termination for the victim of such violence.
2. Criminal activity directly related to domestic violence, dating violence or stalking by a member or guest of resident's household shall not be grounds for termination of tenancy against the victim of such violence.
3. RIHA may bifurcate the lease in order to evict, remove, or terminate assistance to any individual who engaged in criminal acts of physical violence against family members without evicting the victims of such acts
4. RIHA may honor court orders addressing rights of access or control of the property, including civil protection orders, among family members.
5. RIHA may evict residents for any violation of leases not premised on domestic violence, so long as RIHA does not subject victims of domestic violence to more demanding standards in eviction proceedings.
6. RIHA may still evict residents if RIHA can demonstrate that a tenancy is an actual and imminent threat to other residents or employees.

State or local law which provides greater protections to victims of domestic violence will control. Additionally, RIHA may require individuals seeking protection under the above provisions to certify their status as a victim of domestic violence, dating violence or stalking. This certification may be on an approved HUD form (currently HUD-50066), in a court record, or in a signed statement from a professional who has rendered assistance to the victim in connection with the incidents of domestic violence.

2. UP-FRONT INCOME VERIFICATION

HUD strongly recommends the use of up-front income verification (UIV). UIV is "the verification of income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals" [PIH Notice 2004-01 Verification Guidance ("VG"), p. 7]. One such source is HUD's Enterprise Income Verification (EIV) system, which maintains data on three types of income: wages, unemployment benefits, and social security (SS) and supplemental security income (SSI) benefits.

HUD allows the PHA to use UIV data as third-party verification of an income source when a resident does not dispute the source. UIV data, however, is generally several months old. Therefore, except in the case of SS and SSI benefits, which are not subject to frequent or dramatic changes, HUD expects the PHA to base its income projection on documentation of current circumstances provided by the resident (such as consecutive pay stubs dated within the last 60 days) or by the income source (if the PHA determines that additional verification is necessary).

~~HUD allows PHAs to use UIV information in conjunction with family provided documents to anticipate income.~~

~~PHA procedures for anticipating annual income will include the use of UIV methods approved by HUD in conjunction with family provided documents dated within the last 60 days of RIHA interview date.~~

~~RIHA will follow "HUD Guidelines for Projecting Annual Income When Up Front Income Verification (UIV) Data Is Available" in handling differences between UIV and family provided income data. The guidelines depend on whether a difference is substantial or not. HUD defines *substantial difference* as a difference of \$200 or more per month.~~

~~**Definition of Substantial Difference**~~

~~UIV information is used differently depending upon whether there is a *substantial difference* between information provided by the family and the UIV information. In "HUD Guidelines for Projecting Annual Income When UIV Data is Available," HUD recommends using \$200 per month as the threshold for a substantial difference. RIHA will use the \$200 per month as the threshold for a substantial difference.~~

~~See Chapter 6 for RIHA's policies on the definition of substantial difference and the use of UIV to project annual income and for RIHA's threshold for substantial difference.~~

~~**No Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by less than \$200 per month, RIHA will follow these guidelines:~~

~~If the UIV figure is less than the family's figure, RIHA will use the family's information.~~

~~If the UIV figure is more than the family's figure, RIHA will use the UIV data unless the family provides documentation of a change in circumstances to explain the discrepancy (e.g., a reduction in work hours). Upon receipt of acceptable family provided documentation of a change in circumstances, RIHA will use the family provided information.~~

~~**Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by \$200 or more per month, RIHA will follow these guidelines:~~

~~RIHA will request written third party verification from the discrepant income source in accordance with 24 CFR 5.236(b)(3)(i).~~

~~When RIHA cannot readily anticipate income (e.g., in cases of seasonal employment, unstable working hours, or suspected fraud), RIHA will review historical income data for patterns of employment, paid benefits, and receipt of other income.~~

~~RIHA will analyze all UIV, third party, and family provided data and attempt to resolve the income discrepancy.~~

~~RIHA will use the most current verified income data and, if appropriate, historical income data to calculate anticipated annual income.~~

There may be legitimate differences between the information provided by the family and UIV-generated information. RIHA may not take any adverse action against a family based solely on UIV data unless the family does not dispute the data. RIHA must independently verify any UIV data that the family disputes, and, before taking any adverse action, it must give the family the opportunity to contest the action through RIHA's informal review/hearing processes. (For more on UIV and income projection, see section 6-I.C.) ~~No adverse action can be taken against a family until RIHA has independently verified the UIV information and the family has been granted an opportunity to contest any adverse findings through RIHA's informal review/hearing processes.~~

USE OF HUD'S ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM

HUD's EIV system contains data showing earned income, unemployment benefits, and social security (SS) and supplemental security income (SSI) benefits for resident families. HUD requires RIHA to use the EIV system. The following policies apply to use of HUD's EIV system.

The EIV system contains two main components: income reports and income discrepancy reports.

INCOME REPORTS

The data shown on income reports is updated quarterly. Data may be between three and six months old at the time reports are generated.

RIHA will obtain income reports for annual reexaminations on a monthly basis. Reports will be generated as part of the regular reexamination process.

Income reports will be compared to family-provided information as part of the annual reexamination process. When the family does not dispute the UIV data, income reports may be used to meet the regulatory requirement for third-party verification.

Income reports will be used in interim reexaminations when necessary to verify employment income, unemployment benefits, and SS/SSI benefits and to verify that families claiming zero income are not receiving income from any of these sources.

Income reports will be retained in resident files with the applicable annual or interim reexamination documents.

When RIHA determines through income reports and independent third-party verification that a family has concealed or underreported income, corrective action will be taken pursuant to the policies in Chapter 15, "Program Integrity."

INCOME DISCREPANCY REPORTS (IDRs)

The income discrepancy report (IDR) is a tool for identifying families that may have concealed or underreported income. Data in the IDR represents income for past reporting periods and may be between 6 and 30 months old at the time the report is generated.

Families that have not concealed or underreported income may appear on the IDR in some circumstances, such as loss of a job or addition of new family members.

RIHA will generate and review IDRs at least semiannually. The IDR threshold percentage will be adjusted as necessary based on the findings in the IDRs.

In reviewing IDRs, RIHA will begin with the largest discrepancies.

When RIHA determines that a resident appearing on the IDR has not concealed or underreported income, the resident's name will be placed on a list of "false positive" reviews. To avoid multiple reviews in this situation, residents appearing on this list will be eliminated from IDR processing until a subsequent interim or annual reexamination has been completed.

When it appears that a family may have concealed or underreported income, RIHA will request independent third-party written verification of the income in question.

When RIHA determines through IDR review and independent third-party verification that a family has concealed or underreported income, corrective action will be taken pursuant to the policies in Chapter 15, "Program Integrity."

EIV IDENTITY VERIFICATION

The EIV system verifies resident identities against Social Security Administration (SSA) records. These records are compared to Public and Indian Housing Information Center (PIC) data for a match on social security number, name, and date of birth.

When identity verification for a resident fails, a message will be displayed within the EIV system and no income information will be displayed.

RIHA will identify residents whose identity verification has failed as part of the annual reexamination process.

RIHA will attempt to resolve PIC/SSA discrepancies by reviewing file documents. When RIHA determines that discrepancies exist as a result of RIHA errors, such as spelling errors or incorrect birth dates, it will correct the errors promptly.

To verify the SS/SSI benefits of residents, RIHA will obtain information about social security/SSI benefits through HUD's EIV System. If benefit information is not available in the EIV system, RIHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s) RIHA will ask the family to obtain a benefit verification letter by either calling SSA at 1-800-772-1213 or by requesting it from www.ssa.gov. Once the family has received the benefit verification letter, they will be required to provide it to RIHA.

3. EXCLUSIONS FROM ANNUAL INCOME

The full amount of student financial assistance paid directly to the student or to the educational institution [24 CFR 5.609(c)(6)]

Regular financial support from parents or guardians to students for food, clothing personal items, and entertainment **is not** considered student financial assistance and is included **in** annual income.

4. FILE DOCUMENTATION

RIHA must document in the file how the figures used in income and rent calculations were determined. All verification attempts, information obtained, and decisions reached during the verification process will be recorded in the family's file in sufficient detail to demonstrate that RIHA has followed all of the verification policies set forth in this ACOP. The record should be sufficient to enable a staff member or HUD reviewer to understand the process followed and conclusions reached.

RIHA will document, in the family file, the following:

- Reported family annual income
- Value of assets
- Expenses related to deductions from annual income
- Other factors influencing the adjusted income or income-based rent determination

When RIHA is unable to obtain 3rd party verification, RIHA will document in the family file the reason that third-party verification was not available and will place a photocopy of the original document(s) in the family file. [24 CFR 960.259(c)(1); VG, p.15]

5. LEASE

The family (all members aged 18 and above) will sign a new lease at each annual reexamination.

6. TRANSFERS

Transfers for Reasonable Accommodations - In the case of a reasonable accommodation transfer, RIHA will encourage the resident to make the request in writing using a reasonable accommodation request form. However, RIHA will consider the transfer request any time the resident indicates that an accommodation is needed whether or not a formal written request is submitted.

Within the eligible types of transfers, transfers shall be performed according to the following priorities:

1. Housing Authority initiated transfers;
2. Reasonable Accommodation transfers;
3. Residents who are underhoused by two bedrooms;
4. Medical transfers;
5. Residents who are overhoused by two bedrooms;
6. Residents who are underhoused by one bedroom;
7. Residents who are overhoused by one bedroom.

Cost of the Transfer

RIHA must pay moving expenses to transfer a resident with a disability to an accessible unit as an accommodation for the resident's disability [Notice PIH 2006-13].

The resident will bear all of the costs of transfers he or she requests. However, RIHA will bear the transfer costs when the transfer is done as a reasonable accommodation.

7. LEASE VIOLATIONS

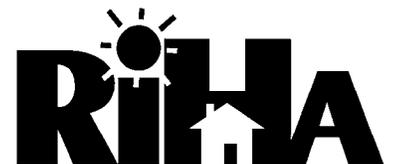
Repeated late payment of rent or other charges. Four late payments within a 12 month period shall constitute a repeated late payment.

In the case of program abuse, the dollar amount of the underpaid rent and whether or not a false certification was signed by the family.

8. GRIEVANCE PROCEDURE

Upon complainant's compliance with the prerequisites to a hearing set forth above, a hearing shall be scheduled ~~by the hearing officer~~ promptly for a time and place reasonably convenient to both the complainant and the RIHA, and within fifteen (15) ~~no later than the tenth (10th)~~ business days after the complainant has completed such compliance, the formal grievance hearing shall be held.

Administrative Plan for Section 8



Approved additions to the Plan are the **blue text**. Text already in the Plan is plain.
Chapter 17 – Project Based Vouchers is new in its entirety.

1. VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

APPLICANTS

RIHA will include in its notice of denial:

- A statement of the protection against denial provided by VAWA
- A description of PHA confidentiality requirements
- A request that an applicant wishing to claim this protection submit to RIHA documentation meeting the specifications below with her or his request for an informal review (see section 16-III.D)

An applicant claiming that the cause of an unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation (1) demonstrating the connection between the abuse and the unfavorable history and (2) naming the perpetrator of the abuse. The documentation may consist of any of the following:

~~The documentation must include two elements:~~

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

~~One of the following:~~

A police or court record documenting the **domestic violence, dating violence or stalking** ~~actual or threatened abuse, or~~

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

In determining whether a participant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, RIHA will consider the following, and any other relevant, factors:

- Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking
- Whether the threat is a physical danger beyond a speculative threat
- Whether the threat is likely to happen within a short period of time
- Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location

If the tenant wishes to contest RIHA's determination that he or she is an actual and imminent threat to other tenants or employees, the tenant may do so as part of the informal hearing.

When a participant family is facing assistance termination because of the actions of a participant, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, RIHA will request in writing that the individual submit documentation affirming that claim. The written request will include explicit instructions on where, when, and to whom the documentation must be submitted. It will also state the consequences for failure to submit the documentation by the deadline.

The documentation will consist of a completed and signed form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. In lieu of the certification form, RIHA will accept either of the following forms of documentation:

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

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence or stalking or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

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

VAWA gives RIHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority is not dependent on a bifurcated lease or other eviction action by an owner against an individual family member. Further, this authority supersedes any local, state, or other federal law to the contrary. However, if RIHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance [Pub.L. 109-271]. This means that RIHA must follow the same rules when terminating assistance to an individual as it would when terminating the assistance of an entire family [3/16/07 *Federal Register* notice on the applicability of VAWA to HUD programs].

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

The Violence Against Women Reauthorization Act of 2005 (VAWA) requires RIHA to inform assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, RIHA may elect to provide the same information to applicants. VAWA also requires RIHA to inform owners and managers of their obligations under this law.

This part describes the steps that RIHA will take to ensure that all actual and potential beneficiaries of its housing choice voucher program are notified about their rights and that owners and managers are notified of their obligations under VAWA.

RIHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

- A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking (see sample notices in Exhibits 16-1 and 16-2)
- The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA (included in Exhibits 16-1 and 16-2)
- An explanation of the documentation that RIHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)
- A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
- A statement of RIHA's obligation to keep confidential any information that it receives from a victim unless (a) RIHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)
- Contact information for local victim advocacy groups or service providers

2. UP-FRONT INCOME VERIFICATION

Most PHAs are required to use HUD's Enterprise Income Verification (EIV) system. HUD allows PHAs to use pay-stubs to project income once EIV data has been received in such cases where the family does not dispute the EIV employer data and where the PHA does not determine it is necessary to obtain additional third-party data.

Whenever possible, RIHA will use HUD's EIV system. When EIV is obtained and the family does not dispute the EIV employer data, RIHA will use current tenant-provided documents to project annual income. When the tenant provided documents are pay stubs, RIHA will make every effort to obtain at least 4 consecutive pay stubs dated within the last 60 days.

RIHA will obtain written and/or oral third-party verification in accordance with the verification requirements and policy in Chapter 7 in the following cases:

If EIV or other UIV data is not available,

If the family disputes the accuracy of the EIV employer data, and/or

If RIHA determines additional information is needed.

In such cases, RIHA will review and analyze current data to anticipate annual income. In all cases, the family file will be documented with a clear record of the reason for the decision, and a clear audit trail will be left as to how RIHA annualized projected income.

When tenant-provided documents are used to anticipate annual income, they will be dated within the last 60 days of the reexamination interview date.

EIV quarterly wages will not be used to project annual income at an annual or interim reexamination.

PROJECTING INCOME

In HUD's EIV webcast of January 2008, HUD made clear that PHAs are not to use EIV quarterly wages to project annual income.

Using Up-Front Income Verification (UIV) to Project Income

~~HUD strongly recommends the use of up-front income verification (UIV). UIV is “the verification of income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals” [VG, p. 7].~~

~~HUD allows PHAs to use UIV information in conjunction with family provided documents to anticipate income [UIV].~~

PHA Policy

~~PHA procedures for anticipating annual income will include the use of UIV methods approved by HUD in conjunction with family provided documents dated within the last 60 days of RIHA interview date.~~

~~RIHA will follow “HUD Guidelines for Projecting Annual Income When Up-Front Income Verification (UIV) Data Is Available” in handling differences between UIV and family provided income data. The guidelines depend on whether a difference is substantial or not. HUD defines *substantial difference* as a difference of \$200 or more per month.~~

~~**No Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by less than \$200 per month, RIHA will follow these guidelines:~~

~~If the UIV figure is less than the family's figure, RIHA will use the family's information.~~

~~If the UIV figure is more than the family's figure, RIHA will use the UIV data unless the family provides documentation of a change in circumstances to explain the discrepancy (e.g., a reduction in work hours). Upon receipt of acceptable family provided documentation of a change in circumstances, RIHA will use the family provided information.~~

~~**Substantial Difference.** If UIV information for a particular income source differs from the information provided by a family by \$200 or more per month, RIHA will follow these guidelines:~~

~~RIHA will request written third-party verification from the discrepant income source in accordance with 24 CFR 5.236(b)(3)(i).~~

~~When RIHA cannot readily anticipate income (e.g., in cases of seasonal employment, unstable working hours, or suspected fraud), RIHA will review historical income data for patterns of employment, paid benefits, and receipt of other income.~~

~~RIHA will analyze all UIV, third-party, and family provided data and attempt to resolve the income discrepancy.~~

~~RIHA will use the most current verified income data and, if appropriate, historical income data to calculate anticipated annual income.~~

When RIHA is unable to obtain 3rd party verification, RIHA will document in the family file the reason that third-party verification was not available and will place a photocopy of any original document(s) in the family file. [24 CFR 960.259(c)(1); VG, p.15]

RIHA will inform all applicants and participants of its use of the following UIV resources during the admission and reexamination process:

HUD's EIV system (when it is available to the PHA)

~~RIHA must restrict access to and safeguard UIV data in accordance with HUD guidance on security procedures, as issued and made available by HUD.~~

INCOME DISCREPANCY REPORTS (IDRs)

The IDR is a tool for identifying families who may have concealed or under-reported income. Data in the IDR represents income for past reporting periods and may be between 6 months and 30 months old at the time IDRs are generated.

Families who have not concealed or under-reported income may appear on the IDR in some circumstances, such as loss of a job or addition of new family members.

RIHA will generate and review IDRs on a monthly basis. The IDR threshold percentage will be adjusted as necessary based on the findings in the IDRs.

In reviewing IDRs, RIHA will begin with the largest discrepancies.

When RIHA determines that a participant appearing on the IDR has not concealed or under-reported income, the participant's name will be placed on a list of "false positive" reviews. To avoid multiple reviews in this situation, participants appearing on this list will be eliminated from IDR processing until a subsequent interim or annual reexamination has been completed.

When it appears that a family may have concealed or under-reported income, RIHA will request third-party written verification of the income in question.

When RIHA determines through IDR review and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.

Exceeds Threshold Reports (ETRs)

~~The ETR is a tool for identifying families who may have concealed or under-reported income. Data in the ETR represents income for past reporting periods and may be between 6 months and 30 months old at the time ETRs are generated.~~

~~Families who have not concealed or under-reported income may appear on the ETR in some circumstances, such as loss of a job or addition of new family members.~~

~~RIHA will generate and review ETRs on a monthly basis. The ETR threshold percentage will be adjusted as necessary based on the findings in the ETRs.~~

~~In reviewing ETRs, RIHA will begin with the largest discrepancies.~~

~~When RIHA determines that a participant appearing on the ETR has not concealed or under-reported income, the participant's name will be placed on a list of "false positive" reviews. To avoid multiple reviews in this situation, participants appearing on this list will be eliminated from ETR processing until a subsequent interim or annual reexamination has been completed.~~

~~When it appears that a family may have concealed or under-reported income, RIHA will request third-party written verification of the income in question.~~

~~When RIHA determines through ETR review and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.~~

Verification of the receipt of disability benefits from the Social Security Administration (SSA) is sufficient verification of disability for the purpose of qualifying for waiting list preferences (if applicable) or certain income disallowances and deductions [VG, p. 23].

For family members claiming disability who receive disability benefits from the SSA, RIHA will attempt to obtain information about disability benefits through the HUD Enterprise Income Verification (EIV) system. If documentation from HUD's EIV System is not available, RIHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member claiming disability status. If the family is unable to provide the document(s), RIHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the applicant or participant receives the benefit verification letter they will be required to provide it to RIHA.

~~RIHA will attempt to obtain information about disability benefits through the HUD EIV System when it is available, or HUD's Tenant Assessment Subsystem (TASS). If the HUD EIV System or TASS is not available, RIHA will attempt to obtain third party written/oral verification from the SSA. If third party verification is not available, the family may provide an original SSA document that confirms the current benefits.~~

~~Verification of receipt of SSA benefits or SSI based upon disability is sufficient for verification of disability for the purpose of qualification for waiting list preferences or certain income disallowances and deductions.~~

~~Receipt of veteran's disability benefits, worker's compensation, or other non-SSA benefits based on the individual's claimed disability are not sufficient verification that the individual meets HUD's definition of disability in 24 CFR 5.603, necessary to qualify for waiting list preferences or certain income disallowances and deductions.~~

3. STUDENTS

If a student enrolled at an institution of higher education is under the age of 24, is not a veteran, is not married, does not have a dependent child, [and is not a person with disabilities receiving HCV assistance as of November 30, 2005](#), the student's eligibility must be examined along with the income eligibility of the student's parents. In these cases, both the student and the student's parents must be income eligible for the student to receive HCV assistance. If, however, a student in these circumstances is determined independent from his/her parents in accordance with RIHA policy, the income of the student's parents will not be considered in determining the student's eligibility.

Assessment of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$1,380,794	
b) Public Housing Capital Fund	\$1,100,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,209,828	
f) PHDEP (including any Technical Assistance funds)		
g) ROSS Grants	\$ 180,939	
h) CDBG		
i) HOME		
Other Federal Grants (list below)		
a) IL018S50109 (ARRA Grant)	\$1,464,200	Public Housing Capital Improvements
b) IL018R50109 (Replacement Housing Factor Funds)	\$146,570	Development
c) Operating Fund Financing Program	\$2,000,000	Development
2. Prior Year Federal Grants (unobligated funds only)		
3. Public Housing Dwelling Rental Income	\$1,034,259	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$6,371,020	

Asset Management

In 2003, RIHA contracted with Goodwin & Associates to assist the agency in completing an Asset Management Plan and conduct the supporting Physical Needs Assessment and Market Study. In formulating the Plan, the team sought input from all constituencies, meeting with the residents, commissioners, City staff, community leaders, RIHA staff, and citizens of Rock Island. In keeping with the input provided by these groups and the analysis of both the physical maintenance needs of the properties and the housing needs of current and future residents, an innovative approach allowing all participants and stakeholders to benefit was developed.

As part of the Asset Management Plan each property was evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommended options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property.

Five years following the original asset management assessment, Goodwin & Associates conducted a follow-up assessment in 2008 as well as a new Physical Needs Assessment. Thus was created the updated Asset Management Plan.

Now, with the American Recovery and Reinvestment Act (ARRA) of 2009, RIHA has the opportunity to apply for new stimulus monies that if awarded, would allow the agency to redevelop each of its properties. RIHA is positioned to proactively respond to those development funds through its Asset Management Plan which provides the framework for implementation. By actively pursuing the stimulus funding opportunities, RIHA is not only fulfilling its 2003 Asset Management Plan promise, it is actively meeting the housing needs of the families and individuals it serves by providing them with more choices and more control over where they live.

Projects that could be positively impacted by ARRA funding if awarded include:

- Spencer Towers
- Lincoln Homes
- Manor Homes
- Now Vacant Valley Homes Site

Additional development opportunities include:

- Special Needs Complex
- In-fill housing

The stimulus funds available include several competitive grants with extremely tight deadlines. While RIHA completes its funding applications, it will be simultaneously conducting multiple meetings with neighborhood, community and City leaders as well as several public meetings to discuss ideas and recommendations for the redevelopment of its properties. If RIHA does not receive ARRA funding, it may seek other funding sources for these projects.

Funding will allow RIHA to develop a continuum of housing designed to serve elderly persons, persons with disabilities and families. It will also allow the agency to offer current and future residents new, low-density rental units and single-family for-sale homes with today's amenities. Each of the new developments will be mixed-income including some market-rate.

Spencer Towers

Built in 1972, Spencer Towers is a nine-floor, 199-unit, low-income high-rise in downtown Rock Island. Spencer is currently home to a mixed population comprised of both elderly and non-elderly disabled individuals.

Spencer Towers is the only high-rise apartment building in the City that is across the street from the Mississippi River. Spencer is a signature building with phenomenal potential. It boasts spectacular views of the river, is two blocks from the City's arts and entertainment hub, multiple restaurants and galleries and is surrounded by well-kept grounds with multiple mature trees.

Based on the 2003 Asset Management Plan, Spencer Towers should be kept in the RIHA inventory and developed into a mixed-income development. The redevelopment of Spencer Towers is included in the City of Rock Island Consolidated Plan and RiverVision, a joint initiative between the cities of Rock Island and Davenport, Iowa.

2008 Physical Needs Assessment: The building is structurally sound, is in an excellent location and could be reconfigured from a one-bedroom elderly and disabled public housing property to a mixed-income rental development.

Asset Management Plan Implementation: Spencer Towers will be redeveloped and reconfigured into a mixed-income development designed to accommodate active adults.

Lincoln Homes

Lincoln Homes is located in what is considered to be the "community heart" of Old Chicago near Martin Luther King Community Center, Second Baptist Church and Douglas Park Place. It was constructed in 1953 on 2.29 acres of land and includes 45 dwelling units in seven residential buildings. According to the 2003 Asset Management Plan, the property should be maintained, monitored and reevaluated in 5 – 10 years to determine its long-term value and sustainability as a viable property. The renovation of Lincoln Homes is part of the City of Rock Island NEW Old Chicago Redevelopment Plan.

2008 Physical Needs Assessment: Lincoln Homes is over 50 years old, is obsolete, has sinking first level concrete slab floors and has extensive termite damage in the walls and second level floors. One entire building is now uninhabitable because termite damage has made it unsafe for occupancy. Without immediate and extensive wall and floor repair and termite treatment, the remaining buildings will quickly become unsafe for occupancy. In addition, a recent environmental study indicated that portions of the land on which

Lincoln Homes stands includes a ponding area where storm water runoff collects which may account for the sinking concrete floors.

HUD does not consider the renovation of public housing properties viable when costs exceed 90% of Total Development Cost (TDC) for new construction. The 2008 physical needs assessment revealed the total renovation costs for Lincoln Homes to be 173% of TDC for new construction. Therefore renovating the property is not feasible, and it should be demolished and replaced.

Asset Management Plan Implementation: Lincoln Homes will be replaced in phases, and new housing will be developed before demolition begins. As buildings are demolished, RIHA will develop new affordable mixed-income housing. Construction could begin in the unimproved playground areas to help facilitate the phased demolition and replacement of units. Additional in-fill lots and nearby vacant land will also be considered for the development of additional affordable housing which will also facilitate a phased approach to the demolition and replacement of existing units.

Because of its location and close proximity to the Martin Luther King Community Center, Second Baptist Church and Douglas Park Place, the redevelopment of Lincoln Homes will have a long-term positive effect on the area ultimately creating an entirely new community.

Manor Homes

Manor Homes was constructed in 1952 on 4.34 acres of land and includes 102 dwelling units. Manor Homes is similar to Lincoln Homes in that it is over 50 years old, is obsolete, has sinking first level concrete slab floors and has extensive termite damage in the walls and second level floors. The damage to Manor Homes is not as advanced as Lincoln Homes. However, if not redeveloped, Manor Homes will continue to decay resulting in the units becoming uninhabitable.

2008 Physical Needs Assessment: HUD does not consider the renovation of public housing properties viable when costs exceed 90% of Total Development Cost (TDC) for new construction. The 2008 physical needs assessment revealed the total renovation costs for Manor Homes to be 119.25% of TDC for new construction. Therefore renovating the property is not feasible and it should be demolished and replaced.

Asset Management Plan Implementation: Manor Homes will be replaced in phases and new housing will be developed before demolition begins. As buildings are demolished, RIHA will develop new affordable mixed-income housing. Construction will begin in the playground area to better facilitate the phased demolition and replacement of existing units.

Former Valley Homes Site

Valley Homes was completed in the early 1970's with 102 original units. Three buildings totaling 45 units were demolished in 1994 and 1997 to reduce density. The three

remaining buildings comprised of 57 units were recommended for demolition as part of the 2003 Asset Management Plan.

The first Valley Homes resident relocated on November 8, 2004. By July 31, 2005, the severely distressed public housing property was officially vacated and awaiting demolition – a full five months ahead of the original date of December 31, 2005. Valley Homes was demolished in October 2005.

Of the 53 Valley Homes resident families, four became first-time homeowners, purchasing homes in Rock Island. Twelve relocated outside of Rock Island to areas including Chicago, IL, Davenport, IA, and St Louis, MO. Four families relocated to other RIHA properties, and one was over Section 8 income guidelines and rented a market-rate apartment without assistance. The remaining 32 families rented within the City of Rock Island. Of these 32, nine have moved into apartments while 23 have rented single-family homes in multiple neighborhoods.

The 2003 Asset Management Plan recommended that the vacant land be redeveloped to include up to 40 mixed-income homes. According to the recommended Plan, the number of homes would be driven by design (townhouse, duplex, condo or single-family) and funding sources.

The now vacant Valley Homes site includes 8.5-acres, 6 acres of which is buildable. The site is bounded by residential buildings to the north and south and sandwiched between hilly, wooded terrain to the east and west. The site is generally rectangular in shape and is rolling, although the terrain rises toward the south with a retaining wall and wooded area. A retaining wall is also located along the eastern border. Because of the surrounding hilly topography, the site sits in a “bowl”, though drainage is adequate toward the northwest. Access to the site is available from 25th Street. While the obsolete public housing structures have been demolished and the site has been cleared, significant serious infrastructure issues remain making the property costly to redevelop.

Over the past three years, RIHA has applied for two federal HOPE VI grants and one Tax Credit opportunity through the Illinois Housing Development Authority (IHDA) for the redevelopment of the property. To date, RIHA has been unable to secure the funding required to both correct the challenges associated with the infrastructure and build the recommended replacement housing.

Asset Management Plan Implementation: Because of location, the best use of the former Valley Homes site is the construction of mixed-income, for sale homes. The homes will include townhouses and single-family construction. Given the market demand, up to 40 mixed-income units could be constructed.

Special Needs Complex

The 70-unit Special Needs complex is designated for individuals and families with at least one household member with a disability. The units will be affordable, offer

independence and accessibility and provide the supportive services necessary for resident success.

The facility will be completed in a single phase and will include one of the two buildings currently existing on the property. The family development will include 8 two-bedroom units, 46 one-bedroom units and 14 three-bedroom units. Supportive Services will be offered and made available by Robert Young Center staff. The apartments will be designed and constructed to meet special needs including wheelchair access, wider doorways, ramps, lower cabinets and roll-in showers. The facility will also accommodate access for much needed services such as healthcare providers, community amenities and supermarkets – each of which is critical to ensuring the independent life style that the campus will offer.

The goals of the project are to meet the needs of persons with disabilities by removing the barriers to community living, providing quality safe, affordable housing and providing the case-management, support-services and activities required for long-term success.

~~The funding application for the development of the Special Needs Complex has passed the first hurdle and has moved on for further review.~~ This project will be financed through an OFFFP/Mixed Finance transaction whereby RIHA would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of the proposed total of 70 units. As discussed in the Project-Based Voucher component of HUD Form-50075 (Agency Plan Template), the development may also include certain project-based (HCV) units. RIHA has procured a developer for this special needs facility. Plans call for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 – 5th Street, Rock Island, IL, and adjoining sites.

In-Fill Housing

Providing families and individuals more choices and more control over where they live increases their level of self-sufficiency allowing them to effectively climb the housing ladder. In-fill housing is an important aspect of this process and is a key element in stabilizing neighborhoods that are in the process of turning around. In-fill housing provides quality housing options for families seeking to return to the neighborhoods in which they were raised. The introduction of in-fill housing into these neighborhoods creates new homes reducing the number of vacant lots and obsolete housing. It instills growth, enhances economic development, creates pride and stimulates economic self-sufficiency among current and future residents.

Asset Management Plan Implementation: The City of Rock Island has provided RIHA with multiple lots to develop new affordable mixed-income housing. The new housing constructed on these lots will be used to facilitate the phased demolition and replacement of other RIHA redevelopment activities.

Violence Against Women Reauthorization Act of 2005 (VAWA)

Rock Island Housing Authority has adopted extensive policies regarding VAWA for admissions and participation in both its low-income public housing and Section 8 Housing Choice Voucher programs. These policies from both the ACOP and Admin Plan are included in their entirety.

Further, RIHA has established waiting list preference points for victims of domestic violence, dating violence, sexual assault or stalking for persons applying for housing. Victims can either bring documentation such as police reports and restraining orders or correspondence from agencies assisting victims (including but not limited to shelters). Victims can also self-certify using the form HUD-50066.

For residents, RIHA has partnered with Healing Waters Empowerment Project. Healing Waters' mission is to address and prevent domestic violence and all violence by identifying its causes and effects and implementing and supporting programs, activities and events that will enhance the quality of life for individuals and families. Healing Waters provides workshop sessions and support groups as well as individual mentoring.

Currently, Healing Waters operates weekly at one public housing site and is looking to expand to a second site in the next six months and a third within the next 18 months. RIHA also works closely with Family Resources and Christian Family Care Center, local advocacy agencies, to provide referrals for services for residents and participants who request assistance.

RIHA also contracts with the Rock Island Police Department to have a dedicated Liaison Police Officer who works mainly at RIHA properties. This officer is able to assist victims with any criminal charges they pursue as well as by linking them with resources.

Violence Against Women Reauthorization Act of 2005 (VAWA)

Language from Admissions & Continued Occupancy Policy for low-income public housing effective 10/1/2009

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

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

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

Definitions

As used in VAWA:

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

- The term immediate family member means, with respect to a person –
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.

Notification

RIHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial under RIHA's policies. Therefore, if RIHA makes a determination to deny admission to an applicant family, RIHA will include in its notice of denial:

A statement of the protection against denial provided by VAWA

A description of RIHA confidentiality requirements

A request that an applicant wishing to claim this protection submit to RIHA documentation meeting the specifications below with her or his request for an informal hearing (see section 14-I.B)

DOCUMENTATION

Victim Documentation

An applicant claiming that the cause of an unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation (1) demonstrating the connection between the abuse and the unfavorable history and (2) naming the perpetrator of the abuse. The documentation may consist of any of the following:

A statement signed by the victim certifying that the information provided is true and correct and that it describes bona fide incident(s) of actual or threatened domestic violence, dating violence, or stalking

A police or court record documenting the domestic violence, dating violence, or stalking

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

Perpetrator Documentation

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit

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

Time Frame for Submitting Documentation

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

RIHA Confidentiality Requirements

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

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed

Notice policies related to denying admission to applicants who may be victims of domestic violence, dating violence, or stalking are contained in Section 3-III.F.

13-III.C. OTHER AUTHORIZED REASONS FOR TERMINATION [24 CFR 966.4(l)(2) and (5)(ii)(B)]

HUD regulations state that RIHA may terminate tenancy for other good cause. The regulations provide a few examples of other good cause, but do not limit RIHA to only those examples. The Violence Against Women Reauthorization Act of 2005 explicitly prohibits PHAs from considering incidents of actual or threatened domestic violence, dating violence, or stalking as "other good cause" for terminating the tenancy or occupancy rights of the victim of such violence.

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

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

VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

Definitions

For the definitions of domestic violence, dating violence, stalking, and immediate family member, see section 3-III.F.

VAWA and Other Laws [Pub.L. 109-162]

VAWA does not supersede any other federal, state, or local law that provides greater protection to victims of domestic violence, dating violence, or stalking.

Moreover, VAWA does not limit the PHA’s duty to honor court orders issued to protect a victim or to address the distribution of property when a family breaks up.

Limits on VAWA Protections [Pub.L. 109-162]

While VAWA prohibits a PHA from using domestic violence, dating violence, or stalking as the cause for a termination or eviction action against a public housing tenant who is the victim of the abuse, the protections it provides are not absolute. Specifically:

- VAWA does not limit a PHA’s otherwise available authority to terminate assistance to or evict a victim for lease violations not premised on an act of domestic violence, dating violence, or stalking providing that the PHA does not subject the victim to a more demanding standard than other tenants.

VAWA does not limit a PHA’s authority to terminate the tenancy of any public housing tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s tenancy is not terminated.

In determining whether a public housing tenant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, the PHA will consider the following, and any other relevant, factors:

Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking

Whether the threat is a physical danger beyond a speculative threat

Whether the threat is likely to happen within a short period of time

Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location

If the tenant wishes to contest the PHA's determination that he or she is an actual and imminent threat to other tenants or employees, the tenant may do so as part of the grievance hearing or in a court proceeding.

Victim Notification [Notice PIH 2006-42]

VAWA requires PHAs to notify tenants of their rights under VAWA and to inform them about the existence of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. (For general VAWA notification policies, see section 16-VII.) Notice PIH 2006-42 identifies two ways that a PHA may fulfill this requirement in the event of a termination or start of an eviction proceeding:

- It may enclose the form with the termination or eviction notice and direct the family to complete, sign, and return the form, if applicable, by a specified date.
- It may include language discussing the protections provided by VAWA in the termination or eviction notice and request that a tenant come to the PHA office and pick up the form if the tenant believes the VAWA protections apply.

Notice PIH 2006-42 points out that mailing the certification form in response to an incident could place the victim at risk, since the abuser may be monitoring the mail. In such cases, the notice recommends that PHAs work with tenants to make other delivery arrangements.

The PHA will follow the lease termination notice policy in section 13-IV.D. If the PHA has reason to suspect that the notice might place a victim of domestic violence at risk, it will attempt to deliver the notice by hand directly to the victim. The PHA will use the same caution if it decides to deliver VAWA information to a victim at any other time following an incident of domestic violence.

Victim Documentation [Notice PIH 2006-42]

VAWA authorizes PHAs responding to incidents of actual or threatened domestic violence, dating violence, or stalking to request in writing that a tenant complete, sign, and submit a HUD-approved certification form (form HUD-50066).

In lieu of a certification form, or in addition to the certification form, a tenant may provide one of the following:

- A federal, state, tribal, territorial, or local police or court record documenting the domestic violence, dating violence, or stalking
- Documentation signed by an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of such abuse, in which the professional attests under penalty of perjury to the professional's belief that the incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation

A PHA is not required to demand that an individual produce official documentation or physical proof of an individual's status as a victim of domestic violence, dating violence, or stalking in order to receive the protections of VAWA. A PHA may, at its discretion, provide assistance to an individual based solely upon the individual's statement or other corroborating evidence.

VAWA specifies that a victim of domestic violence, dating violence, or stalking must provide documentation of abuse within 14 business days after receipt of a written request for such documentation by a PHA. If the victim does not provide the documentation within that time frame, or any extension approved by the PHA, the victim forfeits the protections against termination afforded by VAWA, and the PHA is free to evict or terminate the assistance of the victim in accordance with otherwise applicable law and lease provisions.

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant's control and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will request in writing that the individual submit documentation affirming that claim. The written request will include explicit instructions on where, when, and to whom the documentation must be submitted. It will also state the consequences for failure to submit the documentation by the deadline.

The documentation will consist of a completed and signed form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. In lieu of the certification form, the PHA will accept either of the following forms of documentation:

A police or court record documenting the actual or threatened abuse

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the individual will suffice.

The individual claiming victim status must submit the requested documentation within 14 business days after receipt of the PHA's written request or must request an extension within that time frame. The PHA may, at its discretion, extend the deadline for 10 business days.

If the individual provides the requested documentation within 14 business days, or any PHA-approved extension, the PHA will reconsider its termination decision in light of the documentation.

If the individual does not provide the requested documentation within 14 business days, or any PHA-approved extension, the PHA will proceed with termination of the family's lease in accordance with applicable local, state, and federal law and the policies in this ACOP.

Terminating or Evicting a Perpetrator of Domestic Violence

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove,

terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.” Specific lease language affirming this authority is not necessary. Further, the authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271]. This means that the PHA must follow the same rules when terminating or evicting an individual as it would when terminating or evicting an entire family [3/16/07 Federal Register notice on the applicability of VAWA to HUD programs].

The PHA will bifurcate a family’s lease and terminate the tenancy of a family member if the PHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the tenancy or program assistance of the remaining, nonculpable family members.

In making its decision, the PHA will consider all credible evidence, including, but not limited to, a signed certification (form HUD-50066) or other documentation of abuse submitted to the PHA by the victim in accordance with this section. The PHA will also consider the factors in section 13.III.E. Upon such consideration, the PHA may, on a case-by-case basis, choose not to bifurcate the lease and terminate the tenancy of the culpable family member.

If the PHA does bifurcate the lease and terminate the tenancy of the culpable family member, it will do so in accordance with the lease, applicable law, and the policies in this ACOP. If necessary, the PHA will also take steps to ensure that the remaining family members have a safe place to live during the termination process. For example, the PHA may offer the remaining family members another public housing unit, if available; it may help them relocate to a confidential location; or it may refer them to a victim service provider or other agency with shelter facilities.

PHA Confidentiality Requirements [Pub.L. 109-162]

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

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the PHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

**13-IV.D. LEASE TERMINATION NOTICE [24 CFR 966.4(l)(3)]
Form, Delivery, and Content of the Notice**

RIHA will attempt to deliver notices of lease termination directly to the tenant or an adult member of the household. RIHA may deliver notices to any person physically in the household age 13 years and older. (For terminations related to domestic violence, see also the policy under “Victim Notification” in section 13-III.F.) If RIHA is unable to deliver the notice after three such attempts, the notice will be sent by first class mail the same day of the third attempt.

All notices of lease termination will include a statement of the protection against termination provided by the Violence against Women Reauthorization Act of 2005 (VAWA) for victims of domestic violence, dating violence, or stalking. They will also include a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. Any family member who claims that the cause for termination involves (a) criminal acts of physical violence against family members or others or (b) incidents of domestic violence, dating violence, or stalking of which a family member is the victim will be given the opportunity to provide documentation in accordance with the policies in section 13-III.F.

**PART VII: NOTIFICATION TO APPLICANTS AND TENANTS
REGARDING PROTECTIONS UNDER THE VIOLENCE AGAINST WOMEN
REAUTHORIZATION ACT OF 2005 (VAWA)**

16-VII.A. OVERVIEW

The Violence against Women Reauthorization Act of 2005 (VAWA) requires PHAs to inform public housing tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, PHAs may elect to provide the same information to applicants.

This part describes the steps that RIHA will take to ensure that all actual and potential beneficiaries of its public housing program are notified about their rights under VAWA.

16-VII.B. VAWA NOTIFICATION

RIHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to public housing applicants and residents who are or have been victims of domestic violence, dating violence, or stalking (see sample notice in Exhibit 16-1)

The definitions of domestic violence, dating violence, and stalking provided in VAWA (included in Exhibit 16-1)

An explanation of the documentation that RIHA may require from an individual who claims the protections provided by VAWA (included in Exhibit 16-1)

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking

A statement of RIHA’s obligation to keep confidential any information that it receives from a victim unless (a) RIHA has the victim’s written permission to

release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibit 16-1)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibit 16-1)

Contact information for local victim advocacy groups or service providers

16-VII.C. NOTIFICATION TO APPLICANTS

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

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

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

16-VII.D. NOTIFICATION TO TENANTS [Pub.L. 109-162]

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

RIHA will provide all tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

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

RIHA will also include in all lease termination notices a statement explaining the protection against termination or eviction provided by VAWA (see Section 13-IV.D).

EXHIBIT 16-1: SAMPLE NOTICE TO PUBLIC HOUSING APPLICANTS AND RESIDENTS REGARDING THE VIOLENCE AGAINST WOMEN ACT (VAWA)

This sample notice was adapted from a notice prepared by the National Housing Law Project.

A federal law that went into effect in 2006 protects individuals who are victims of domestic violence, dating violence, and stalking. The name of the law is the Violence against Women Act, or “VAWA.” This notice explains your rights under VAWA.

Protections for Victims

If you are eligible for public housing, the housing authority cannot refuse to admit you to the public housing program solely because you are a victim of domestic violence, dating violence, or stalking.

If you are the victim of domestic violence, dating violence, or stalking, the housing authority cannot evict you based on acts or threats of violence committed against you. Also, criminal acts directly related to the domestic violence, dating violence, or stalking that are caused by a member of your household or a guest can’t be the reason for evicting you if you were the victim of the abuse.

Reasons You Can Be Evicted

The housing authority can still evict you if the housing authority can show there is an actual and imminent (immediate) threat to other tenants or housing authority staff if you are not evicted. Also, the housing authority can evict you for serious or repeated lease violations that are not related to the domestic violence, dating violence, or stalking against you. The housing authority cannot hold you to a more demanding set of rules than it applies to tenants who are not victims.

Removing the Abuser from the Household

The housing authority may split the lease to evict a tenant who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the public housing unit. If the housing authority chooses to remove the abuser, it may not take away the remaining tenants’ rights to the unit or otherwise punish the remaining tenants. In removing the abuser from the household, the housing authority must follow federal, state, and local eviction procedures.

Proving that You Are a Victim of Domestic Violence, Dating Violence, or Stalking

The housing authority can ask you to prove or “certify” that you are a victim of domestic violence, dating violence, or stalking. In cases of termination or eviction, the housing authority must give you at least 14 business days (i.e. Saturdays, Sundays, and holidays do not count) to provide this proof. The housing authority is free to extend the deadline. There are three ways you can prove that you are a victim:

- Complete the certification form given to you by the housing authority. The form will ask for your name, the name of your abuser, the abuser’s relationship to you, the date, time, and location of the incident of violence, and a description of the violence.
- Provide a statement from a victim service provider, attorney, or medical professional who has helped you address incidents of domestic violence, dating violence, or stalking. The professional must state that he or she believes that the incidents of abuse are real. Both you and the professional must sign the statement, and both of you must state that you are signing

“under penalty of perjury.”

- Provide a police or court record, such as a protective order.

If you fail to provide one of these documents within the required time, the housing authority may evict you.

Confidentiality

The housing authority must keep confidential any information you provide about the violence against you, unless:

- You give written permission to the housing authority to release the information.
- The housing authority needs to use the information in an eviction proceeding, such as to evict your abuser.
- A law requires the housing authority to release the information.

If release of the information would put your safety at risk, you should inform the housing authority.

VAWA and Other Laws

VAWA does not limit the housing authority’s duty to honor court orders about access to or control of a public housing unit. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, or stalking.

For Additional Information

If you have any questions regarding VAWA, please contact RIHA at 309-788-0825.

For help and advice on escaping an abusive relationship, call the National Domestic Violence Hotline at 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY).

Definitions

For purposes of determining whether a tenant may be covered by VAWA, the following list of definitions applies:

VAWA defines **domestic violence** to include felony or misdemeanor crimes of violence committed by any of the following:

- A current or former spouse of the victim
- A person with whom the victim shares a child in common
- A person who is cohabitating with or has cohabitated with the victim as a spouse
- A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies
- Any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction

VAWA defines **dating violence** as violence committed by a person (1) who is or has been in a social relationship of a romantic or intimate nature with the victim AND (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- The length of the relationship
- The type of relationship
- The frequency of interaction between the persons involved in the relationship

VAWA defines **stalking** as (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person OR (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person AND (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person, (ii) a member of the immediate family of that person, or (iii) the spouse or intimate partner of that person.

Language from Administrative Plan for Section 8 effective 10/1/2009

Prohibited Reasons for Denial of Program Assistance [24 CFR 982.202(b), Pub.L. 109-162]
HUD rules prohibit denial of program assistance to the program based on any of the following criteria:

- Whether or not a qualified applicant has been a victim of domestic violence, dating violence, or stalking

3-III.E. CRITERIA FOR DECIDING TO DENY ASSISTANCE Consideration of Circumstances [24 CFR 982.552(c)(2)]

HUD authorizes RIHA to consider all relevant circumstances when deciding whether to deny assistance based on a family's past history except in the situations for which denial of assistance is mandated (see Section 3-III.B).

RIHA will consider the following factors prior to making its decision:

The seriousness of the case, especially with respect to how it would affect other residents

The effects that denial of assistance may have on other members of the family who were not involved in the action or failure

The extent of participation or culpability of individual family members, including whether the culpable family member is a minor or a person with disabilities, or (as discussed further in section 3-III.G) a victim of domestic violence, dating violence, or stalking

The length of time since the violation occurred, the family's recent history and the likelihood of favorable conduct in the future

In the case of drug or alcohol abuse, whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully.

RIHA will require the applicant to submit evidence of the household member's current participation in or successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.

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

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 606(1) of VAWA adds the following provision to Section 8 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the housing choice voucher program:

- That an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

Definitions

As used in VAWA:

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

Notification

RIHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial under RIHA's policies. Therefore, if RIHA makes a determination to deny admission to an applicant family, RIHA will include in its notice of denial:

A statement of the protection against denial provided by VAWA

A description of PHA confidentiality requirements

A request that an applicant wishing to claim this protection submit to RIHA documentation meeting the specifications below with her or his request for an informal review (see section 16-III.D)

Victim Documentation

An applicant claiming that the cause of an unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation (1) demonstrating the connection between the abuse and the unfavorable history and (2) naming the perpetrator of the abuse. The documentation may consist of any of the following:

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

A police or court record documenting the domestic violence, dating violence or stalking

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

Perpetrator Documentation

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the assisted unit

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

Time Frame for Submitting Documentation

The applicant must submit the required documentation with her or his request for an informal review (see section 16-III.D) or must request an extension in writing at that time. If the applicant so requests, RIHA will grant an extension of 10 business days, and will postpone scheduling the applicant's informal review until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant RIHA determines the family is eligible for assistance, no informal review will be scheduled and RIHA will proceed with admission of the applicant family.

PHA Confidentiality Requirements

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

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

Standard Replacement Housing

In order to receive the displacement preference, applicants who have been displaced must not be living in "standard, permanent replacement housing."

Standard replacement housing does not include transient facilities, hotels, motels, temporary shelters, and (in the case of Victims of Domestic Violence) housing occupied by the individual who engages in such violence.

Term of Assisted Tenancy

RIHA may approve an initial lease term of less than one (1) year for the following reasons: to protect the health or safety of a family member (e.g., lead-based paint hazards, domestic violence, witness protection programs), to accommodate a change in family circumstances (e.g., new employment, school attendance in a distant area), to address an emergency situation over which a family has no control or for purposes of reasonable accommodation of a family member who is a person with disabilities (see Chapter 2).

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

Grounds for Denial or Termination of Assistance

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

If RIHA has grounds for denying or terminating a family's assistance, RIHA will act on those grounds in accordance with the regulations and policies set forth in Chapters 3 and 12, respectively. In general, it will not deny a family permission to move for this reason; however, it retains the discretion to do so under special circumstances. Refer to sections 3-III.G and 12-II.E for VAWA provisions.

Restrictions on Elective Moves [24 CFR 982.314(c)]

HUD regulations permit RIHA to prohibit any elective move by a participant family during the family's initial lease term. They also permit RIHA to prohibit more than one elective move by a participant family during any 12-month period.

RIHA will consider exceptions to these policies for the following reasons: to protect the health or safety of a family member (e.g., lead-based paint hazards, domestic violence, witness protection programs), to accommodate a change in family circumstances (e.g., new employment, school attendance in a distant area), or to address an emergency situation over which a family has no control.

Participant Families

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

The PHA will determine whether a participant family may move out of the PHA's jurisdiction with continued assistance in accordance with the regulations and policies set forth here and in sections 10-I.A and 10-I.B of this chapter. The PHA will notify the family of its determination in accordance with the approval policy set forth in section 10-I.C of this chapter.

12-I.D. MANDATORY TERMINATION OF ASSISTANCE

HUD requires RIHA to terminate assistance in the following circumstances.

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

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

Other Authorized Reasons for Termination of Assistance [24 CFR 982.552(c), Pub.L. 109-162]

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

In making its decision to terminate assistance, RIHA will consider alternatives as described in Section 12-II.C and other factors described in Section 12-II.D and Section 12-II.E. Upon consideration of such alternatives and factors, RIHA may, on a case-by-case basis, choose not to terminate assistance.

Consideration of Circumstances [24 CFR 982.552(c)(2)(i)]

RIHA is permitted, but not required, to consider all relevant circumstances when determining whether a family's assistance should be terminated.

RIHA will consider the following factors when making its decision to terminate assistance:

The seriousness of the case, especially with respect to how it would affect other residents

The effects that termination of assistance may have on other members of the family who were not involved in the action or failure

The extent of participation or culpability of individual family members, including whether the culpable family member is a minor or a person with disabilities or (as discussed further in section 12-II.E) a victim of domestic violence, dating violence, or stalking

12-II.E. TERMINATING THE ASSISTANCE OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING VICTIMS AND PERPETRATORS [Pub.L. 109-162, Pub.L. 109-271]

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

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

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

In determining whether a participant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, RIHA will consider the following, and any other relevant, factors:

Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking

Whether the threat is a physical danger beyond a speculative threat

Whether the threat is likely to happen within a short period of time

Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location

If the tenant wishes to contest RIHA's determination that he or she is an actual and imminent threat to other tenants or employees, the tenant may do so as part of the informal hearing.

Victim Documentation

When a participant family is facing assistance termination because of the actions of a participant, household member, guest, or other person under the participant's control and a participant or immediate family member of the participant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, RIHA will request in writing that the individual submit documentation affirming that claim. The written request will include explicit instructions on where, when, and to whom the documentation must be submitted. It will also state the consequences for failure to submit the documentation by the deadline

The documentation will consist of a completed and signed form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking. In lieu of the certification form, RIHA will accept either of the following forms of documentation:

A police or court record documenting the actual or threatened abuse

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence or stalking or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

RIHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the individual will suffice.

The individual claiming victim status must submit the requested documentation within 14 business days after receipt of RIHA's written request or must request an extension within that time frame. RIHA may, at its discretion, extend the deadline for 10 business days.

If the individual provides the requested documentation within 14 business days, or any RIHA-approved extension, RIHA will reconsider its termination decision in light of the documentation.

If the individual does not provide the requested documentation within 14 business days, or any RIHA-approved extension, RIHA will proceed with termination of the family's assistance in accordance with applicable law, program regulations, and the policies in this plan.

Terminating the Assistance of a Domestic Violence Perpetrator

Although VAWA provides assistance termination protection for victims of domestic violence, it does not provide protection for perpetrators. VAWA gives RIHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority is not dependent on a bifurcated lease or other eviction action by an

owner against an individual family member. Further, this authority supersedes any local, state, or other federal law to the contrary. However, if RIHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance [Pub.L. 109-271]. This means that RIHA must follow the same rules when terminating assistance to an individual as it would when terminating the assistance of an entire family [3/16/07 Federal Register notice on the applicability of VAWA to HUD programs].

RIHA will terminate assistance to a family member if RIHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the assistance of the remaining, nonculpable family members.

In making its decision, RIHA will consider all credible evidence, including, but not limited to, a signed certification (form HUD-50066) or other documentation of abuse submitted to RIHA by the victim in accordance with this section. RIHA will also consider the factors in section 12-II.D. Upon such consideration, RIHA may, on a case-by-case basis, choose not to terminate the assistance of the culpable family member.

If RIHA does terminate the assistance of the culpable family member, it will do so in accordance with applicable law, HUD regulations, and the policies in this plan.

PHA Confidentiality Requirements

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

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, RIHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

12-III.B. GROUNDS FOR OWNER TERMINATION OF TENANCY [24 CFR 982.310 and Form HUD-52641-A, Tenancy Addendum, Pub.L. 109-162]

During the term of the lease, the owner is not permitted to terminate the tenancy except for serious or repeated violations of the lease, certain violations of state or local law, or other good cause.

Serious or Repeated Lease Violations

The owner is permitted to terminate the family's tenancy for serious or repeated violations of the terms and conditions of the lease, including failure to pay rent or other amounts due under the lease, except when the violations are related to incidents of actual or threatened domestic violence, dating violence, or stalking against that participant. This includes failure to pay rent or other amounts due under the lease. However, RIHA's failure to make a HAP payment to the owner is not a violation of the lease between the family and the owner.

Evidence of Criminal Activity

The owner may terminate tenancy and evict by judicial action a family for criminal activity by a covered person if the owner determines they have engaged in the criminal activity, regardless of

arrest or conviction and without satisfying the standard of proof used for a criminal conviction, except in certain incidents where the criminal activity directly relates to domestic violence, dating violence, or stalking and the tenant or an immediate member of the tenant's family is the victim or threatened victim of the domestic violence, dating violence, or stalking. (See Section 12-II.E.).

An owner's decision to terminate tenancy for incidents related to domestic violence, dating violence, or stalking is limited by the Violence Against Women Reauthorization Act of 2005 (VAWA). (See Section 12-II.E.)

13-I.C. OWNER RESPONSIBILITIES [24 CFR 982.452, Pub.L. 109-162]

The basic owner responsibilities in the HCV program are outlined in the regulations as follows:

- Comply with the Violence Against Women Reauthorization Act of 2005 (VAWA) when screening and terminating tenants.

Decisions Subject to Informal Review

RIHA must give an applicant the opportunity for an informal review of a decision denying assistance [24 CFR 982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:

- Denial of assistance based on an unfavorable history that may be the result of domestic violence, dating violence or stalking. (See Section 3-III.G.)

Decisions Subject to Informal Hearing

Circumstances for which RIHA must give a participant family an opportunity for an informal hearing are as follows:

- A determination to deny admission based on an unfavorable history that may be the result of domestic violence, dating violence, or stalking.

PART IX: NOTIFICATION REGARDING APPLICABLE PROVISIONS OF THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

The Violence Against Women Reauthorization Act of 2005 (VAWA) requires RIHA to inform assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, RIHA may elect to provide the same information to applicants. VAWA also requires RIHA to inform owners and managers of their obligations under this law.

This part describes the steps that RIHA will take to ensure that all actual and potential beneficiaries of its housing choice voucher program are notified about their rights and that owners and managers are notified of their obligations under VAWA.

RIHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking (see sample notices in Exhibits 16-1 and 16-2)

The definitions of domestic violence, dating violence, and stalking provided in VAWA (included in Exhibits 16-1 and 16-2)

An explanation of the documentation that RIHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking

A statement of RIHA's obligation to keep confidential any information that it receives from a victim unless (a) RIHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)

Contact information for local victim advocacy groups or service providers

16-IX.A. NOTIFICATION TO PARTICIPANTS [Pub.L. 109-162]

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

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

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

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

16-IX.B. NOTIFICATION TO APPLICANTS

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

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

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

16-IX.C. NOTIFICATION TO OWNERS AND MANAGERS [Pub.L. 109-162]

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

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

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

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

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

EXHIBIT 16-1: SAMPLE NOTICE TO HOUSING CHOICE VOUCHER APPLICANTS AND TENANTS REGARDING THE VIOLENCE AGAINST WOMEN ACT (VAWA)

This sample notice was adapted from a notice prepared by the National Housing Law Project.

A federal law that went into effect in 2006 protects individuals who are victims of domestic violence, dating violence, and stalking. The name of the law is the Violence against Women Act, or “VAWA.” This notice explains your rights under VAWA.

Protections for Victims

If you are eligible for a Section 8 voucher, the housing authority cannot deny you rental assistance solely because you are a victim of domestic violence, dating violence, or stalking.

If you are the victim of domestic violence, dating violence, or stalking, you cannot be terminated from the Section 8 program or evicted based on acts or threats of violence committed against you. Also, criminal acts directly related to the domestic violence, dating violence, or stalking that are caused by a member of your household or a guest can’t be the reason for evicting you or terminating your rental assistance if you were the victim of the abuse.

Reasons You Can Be Evicted

You can be evicted and your rental assistance can be terminated if the housing authority or your landlord can show there is an actual and imminent (immediate) threat to other tenants or employees at the property if you remain in your housing. Also, you can be evicted and your rental assistance can be terminated for serious or repeated lease violations that are not related to the domestic violence, dating violence, or stalking committed against you. The housing authority and your landlord cannot hold you to a more demanding set of rules than it applies to tenants who are not victims.

Removing the Abuser from the Household

Your landlord may split the lease to evict a tenant who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the assisted unit. Also, the housing authority can terminate the abuser’s Section 8 rental assistance while allowing you to continue to receive assistance. If the landlord or housing authority chooses to remove the abuser, it may not take away the remaining tenants’ rights to the unit or otherwise punish the remaining tenants. In removing the abuser from the household, your landlord must follow federal, state, and local eviction procedures.

Moving to Protect Your Safety

The housing authority may permit you to move and still keep your rental assistance, even if your current lease has not yet expired. The housing authority may require that you be current on your rent or other obligations in the housing choice voucher program. The housing authority may ask you to provide proof that you are moving because of incidences of abuse.

Proving that You Are a Victim of Domestic Violence, Dating Violence, or Stalking

The housing authority and your landlord can ask you to prove or “certify” that you are a victim of domestic violence, dating violence, or stalking. The housing authority you’re your landlord must give you at least 14 business days (i.e. Saturdays, Sundays, and holidays do not count) to provide this proof. The housing authority and your landlord are free to extend the deadline. There are three ways you can prove that you are a victim:

Complete the certification form given to you by the housing authority or your landlord. The form will ask for your name, the name of your abuser, the abuser’s relationship to you, the date, time, and location of the incident of violence, and a description of the violence.

Provide a statement from a victim service provider, attorney, or medical professional who has helped you address incidents of domestic violence, dating violence, or stalking. The professional must state that he or she believes that the incidents of abuse are real. Both you and the professional must sign the statement, and both of you must state that you are signing “under penalty of perjury.”

Provide a police or court record, such as a protective order.

If you fail to provide one of these documents within the required time, the landlord may evict you, and the housing authority may terminate your rental assistance.

Confidentiality

The housing authority and your landlord must keep confidential any information you provide about the violence against you, unless:

You give written permission to the housing authority or your landlord to release the information.

Your landlord needs to use the information in an eviction proceeding, such as to evict your abuser.

A law requires the housing authority or your landlord to release the information.

If release of the information would put your safety at risk, you should inform the housing authority and your landlord.

VAWA and Other Laws

VAWA does not limit the housing authority’s or your landlord’s duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, or stalking.

For Additional Information

If you have any questions regarding VAWA, please contact _____ at _____.

For help and advice on escaping an abusive relationship, call the National Domestic Violence Hotline at 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY).

Definitions

For purposes of determining whether a tenant may be covered by VAWA, the following list of definitions applies:

VAWA defines domestic violence to include felony or misdemeanor crimes of violence committed by any of the following:

A current or former spouse of the victim

A person with whom the victim shares a child in common

A person who is cohabitating with or has cohabitated with the victim as a spouse

A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies

Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction

VAWA defines dating violence as violence committed by a person (1) who is or has been in a social relationship of a romantic or intimate nature with the victim AND (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:

The length of the relationship

The type of relationship

The frequency of interaction between the persons involved in the relationship

VAWA defines stalking as (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person OR (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person AND (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person, (ii) a member of the immediate family of that person, or (iii) the spouse or intimate partner of that person.

EXHIBIT 16-2: SAMPLE NOTICE TO HOUSING CHOICE VOUCHER OWNERS AND MANAGERS REGARDING THE VIOLENCE AGAINST WOMEN ACT (VAWA)

This sample notice was adapted from a notice prepared by the National Housing Law Project.

A federal law that went into effect in 2006 protects individuals who are victims of domestic violence, dating violence, and stalking. The name of the law is the Violence against Women Act, or “VAWA.” This notice explains your obligations under VAWA.

Protections for Victims

You cannot refuse to rent to an applicant solely because he or she is a victim of domestic violence, dating violence, or stalking.

You cannot evict a tenant who is the victim of domestic violence, dating violence, or stalking based on acts or threats of violence committed against the victim. Also, criminal acts directly related to the domestic violence, dating violence, or stalking that are caused by a household member or guest cannot be cause for evicting the victim of the abuse.

Permissible Evictions

You can evict a victim of domestic violence, dating violence, or stalking if you can demonstrate that there is an actual or imminent (immediate) threat to other tenants or employees at the property if the victim is not evicted. Also, you may evict a victim for serious or repeated lease violations that are not related to the domestic violence, dating violence, or stalking. You cannot hold a victim of domestic violence, dating violence, or stalking to a more demanding standard than tenants who are not victims.

Removing the Abuser from the Household

You may split the lease to evict a tenant who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the unit. If you choose to remove the abuser, you may not take away the remaining tenants’ rights to the unit or otherwise punish the remaining tenants. In removing the abuser from the household, you must follow federal, state, and local eviction procedures.

Certification of Domestic Violence, Dating Violence, or Stalking

If a tenant asserts VAWA’s protections, you can ask the tenant to certify that he or she is a victim of domestic violence, dating violence, or stalking. You are not required to demand official documentation and may rely upon the victim’s statement alone. If you choose to request certification, you must do so in writing and give the tenant at least 14 business days to provide documentation. You are free to extend this deadline. A tenant can certify that he or she is a victim by providing any one of the following three documents:

By completing a HUD-approved certification form. The most recent form is HUD-50066. This form is available at the housing authority, or online at www.hudclips.org.

By providing a statement from a victim service provider, attorney, or medical professional who has helped the victim address incidents of domestic violence, dating violence, or stalking. The professional must state that he or she believes that the incidents of abuse are real. Both the victim and the professional must sign the statement under penalty of perjury.

By providing a police or court record, such as a protective order.

If the tenant fails to provide one of these documents within 14 business days, you may evict the tenant if authorized by otherwise applicable law and lease provisions.

Confidentiality

You must keep confidential any information a tenant provides to certify that he or she is a victim of domestic violence, dating violence, or stalking. You cannot enter the information into a shared database or reveal it to outside entities unless:

The tenant provides written permission releasing the information.

The information is required for use in an eviction proceeding, such as to evict the abuser.

Release of the information is otherwise required by law.

The victim should inform you if the release of the information would put his or her safety at risk.

VAWA and Other Laws

VAWA does not limit your obligation to honor court orders regarding access to or control of the property. This includes orders issued to protect the victim and orders dividing property among household members in cases where a family breaks up.

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, or stalking.

Additional Information

If you have any questions regarding VAWA, please contact _____.

HUD Notice PIH 2006-42 contains detailed information regarding VAWA's certification requirements. The notice is available at <http://www.hud.gov/offices/adm/hudclips/>.

An overview of VAWA's housing provisions is available at <http://hmis.info/ClassicAsp/documents/March%2016,%202007%20HUD%20Notice%20on%20VAWA.pdf>

Definitions

For purposes of determining whether a tenant may be covered by VAWA, the following list of definitions applies:

VAWA defines domestic violence to include felony or misdemeanor crimes of violence committed by any of the following:

A current or former spouse of the victim

A person with whom the victim shares a child in common

A person who is cohabitating with or has cohabitated with the victim as a spouse

A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies

Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction

VAWA defines dating violence as violence committed by a person (1) who is or has been in a social relationship of a romantic or intimate nature with the victim AND (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:

The length of the relationship

The type of relationship

The frequency of interaction between the persons involved in the relationship

VAWA defines stalking as (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person OR (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person AND (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person, (ii) a member of the immediate family of that person, or (iii) the spouse or intimate partner of that person.

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

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

**ROCK ISLAND HOUSING AUTHORITY
RESIDENT ADVISORY BOARD
COMMENTS AND RECOMMENDATIONS
June 1, 2009**

My name is Michelle Gugelmeyer and I am the spokesperson for the Resident Advisory Board. Other board members include: Edna Watson who also represents the Housing Choice Voucher Program along with me; Robert Hedger and Shellee Nylin , represent Spencer Towers, Jerry Cacari and Georgia Smith, representatives of Sunset Heights; Barlee Lake and Sharon Buchanan, representing Manor Homes and LaTonya Dale, who represents Lincoln Homes.

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

The board met three times and attended individual tenant meetings to solicit comments regarding changes in the plan. We did not receive comments from the residents at the public hearing nor at tenant meetings regarding the proposed changes. All residents were in favor of the proposed changes.

The Resident Advisory Board endorses and recommends that the Rock Island Housing Authority Board of Commissioners approve the proposed changes to the 2009 Agency Plan.

Sincerely,



Michelle Gugelmeyer, RAB Spokesperson

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	Grant Type and Number	FFY of Grant: 2009
PHA Name: IL018	Capital Fund Program Grant No: IL06P018501-09	FFY of Grant Approval: 2009
Housing Authority of the City of Rock Island, Illinois	Replacement Housing factor Grant No:	
	Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number____ Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)s	0			
3	1408 Management Improvements	100,000	0	0	0
4	1410 Administration	100,000	0	0	0
5	1411 Audit	10,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	64,876	0	0	0
10	1460 Dwelling Structures	605,124	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	25,000	0	0	0
14	1485 Demolition	145,000	0	0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Mod Used for Development4	0	0	0	0
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,100,000	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	220,000			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	95,000			

Signature of Executive Director & Date: <i>Susan Anderson 6/11/09</i> Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General Site Improvement/Landscape	1450	1	14,876				
	Section 504 Upgrades	1460	1	110,000				
	Stairway Doors	1460	10	10,000				
	Total for IL.18-2, Rock Island Manor			134,876	0			
	Sub-total account 1450			14,876	0	0	0	
	Sub-total account 1460			120,000	0	0	0	
	Sub-total account 1465			0	0	0	0	
	Total for IL.18-2, Rock Island Manor			134,876	0	0	0	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-3 Lincoln Homes	Demolition	1485		145,000				
Total for IL.18-3, Lincoln Homes				145,000	0			
Sub-total account 1485				145,000	0			
Sub-total account 1495.1				0	0			
Total for IL.18-3, Lincoln Homes				145,000	0			

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

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂	
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂		
IL.18-4 Sunset Heights	General Site Improvement/Landscape	1450	1	5,000					
	Repave, Stripe & Seal Parking Areas	1450	1	45,000					
	New Flooring	1460		65,000					
	Common Area Painiting	1460		25,000					
	Section 504 Upgrades	1460		110,000					
	Total for IL.18-4 Sunset Heights				250,000	0	0	0	
	Sub-total account 1450				50,000	0	0	0	
Sub-total account 1460				200,000	0	0	0		
Sub-total account 1465				0	0	0	0		
Total for IL.18-4, Sunset Heights				250,000	0	0	0		

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:	Federal FFY of Grant: 2009
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂	
IL.18-5 Valley Homes								
	Total for IL.18-5 Spencer Towers			0	0			
	Sub-total account 1450			0	0			
	Sub-total account 1460			0	0			
	Sub-total account 1465			0	0			
	Total for IL.18-5, Spencer Towers			0	0			

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-6 Spencer Towers	General Site Improvement/Landscape	1450	1					
		1450	1					
		1450	1					
	Unit Renovation/Modernization	1460	1	285,124				
	Redevelopment	1499						
	Total for IL.18-6 Spencer Towers				285,124	0	0	0
	Sub-total account 1450				0	0	0	0
	Sub-total account 1460				285,124	0	0	0
Sub-total account 1465				0	0	0	0	
Sub-total account 1499				0	0	0	0	
Total for IL.18-6, Spencer Towers				285,124	0	0	0	

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
2008	OPERATIONS	1406		0				
	Staff Training	1408	1	69,500				
	Resident Training	1408	1					
	Marketing	1408	1	5,000				
	Security	1408	1	3,000				
	Computers & Training	1408	1	15,000				
	Preventative Maintenance	1408	1	2,500				
	Studies & Plans	1408	1	2,500				
	Strategies for 5 year Plan	1408	1	2,500				
	Total for 1408, Mgmt. Improvements			100,000	0	0	0	
	Modernization salaries/wages	1410		80,000				
	EBC'S	1410		17,500				
	Publications	1410		500				
	Legal	1410		2,000				
	Total for 1410, Admin. Costs			100,000	0	0	0	
	AUDIT COSTS	1411		10,000				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000				
	NON-DWELLING STRUCTURES	1470		0				
	PHA-WIDE EQUIPMENT							
	Maintenance & Office Equipment	1475		25,000				
	Total for 1475, Maintenance Equipment			25,000	0	0	0	
	COLLATERIZATION or DEBT SERVICE	1501		0				

Page 1 of 7

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

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Peplacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: IL06S018501-09 Replacement Housing factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disaters/Emergencies Revised Annual Statement/Revision Number___ Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)s	0			
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	26,000	0	0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	238,200	0	0	0
18	1499 Mod Used for Development4	1,200,000	0	0	0
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,464,200	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	220,000			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	95,000			

Signature of Executive Director & Date:  Susan Anderson, Executive Director 6-12-09	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂	
IL.18-3 Lincoln Homes	Relocation	1495		26,000				
	Redevelopment	1499		238,200				
	Total for IL.18-3, Lincoln Homes				264,200	0		
	Sub-total account 1495				26,000	0		
	Sub-total account 1499				238,200	0		
Total for IL.18-3, Lincoln Homes				264,200	0			

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-6 Spencer Towers	Redevelopment	1499		1,200,000				
Total for IL.18-6 Spencer Towers				1,200,000	0	0	0	
Sub-total account 1450				0	0	0	0	
Sub-total account 1460				0	0	0	0	
Sub-total account 1465				0	0	0	0	
Sub-total account 1499				1,200,000	0	0	0	
Total for IL.18-6, Spencer Towers				1,200,000	0	0	0	

Page 1 of 7

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

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Peplacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: TBD Replacement Housing factor Grant No: Date of OFFP: 12/1/2009
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disaters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3	0			
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Mod Used for Development4	2,000,000	0	0	0
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$2,000,000	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: <i>Susan Anderson 12/03/2009</i> Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: TBD OFFP (Yes/ No): YES Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-1 TBD	General Site Improvement/Landscape	1450						
	Development	1499		2,000,000				
	Total for IL.18-1, Rock Island Special Needs			2,000,000	0			
	Sub-total account 1450			0	0	0	0	
	Sub-total account 1460			0	0	0	0	
	Sub-total account 1465			0	0	0	0	
	Total for IL.18-1, Rock Island Special Needs Facility			2,000,000	0	0	0	

The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.

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

2 To be completed for the Performance and Evaluation Report

Part III: Impletentation Schedule for Capital Fund Financing Program							
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois				Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
IL-18-1 TBD	12/31/2010			12/31/2012			

¹ Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 Replacement Housing factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20) ³	0			
3	1408 Management Improvements	85,000	85,000	85,000	11,113
4	1410 Administration	89,867	89,867	89,867	0
5	1411 Audit	5,000	5,000	5,000	5,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	50,000	50,000	35,460
10	1460 Dwelling Structures	171,009	265,000	265,000	0
11	1465.1 Dwelling Equipment-Nonexpendable	265,000	50,009	50,009	5,159
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	5,000	5,000	5,000	0
14	1485 Demolition	150,000	0	0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	85,000	156,000	156,000	0
18	1499 Mod Used for Development ⁴	0	200,000	200,000	0
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$905,876	\$905,876	\$905,876	\$56,732
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	136,009	250,000		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	126,900	126,900		

Signature of Executive Director & Date:
 6/12/09
 Susan Anderson, Executive Director

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

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-2 Manor Homes	General Site Improvement/Landscape	1450	1	20,000	20,000	20,000	20,000	Completed
	Section 504 Upgrades	1460	1		100,000	100,000		
	Window Replacement	1460	20	35,000	15,000	15,000		
	Replace Appliances	1465		115,000	20,000	20,000	5,159	
	Total for IL.18-2, Rock Island Manor				170,000	155,000		
	Sub-total account 1450			20,000	20,000	20,000	20,000	
	Sub-total account 1460			35,000	115,000	115,000	0	
	Sub-total account 1465			115,000	20,000	20,000	5,159	
	Total for IL.18-2, Rock Island Manor			170,000	155,000	155,000	25,159	

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

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ₂	
				Original	Revised ₁	Funds Obligated ₂	Funds Expended ₂		
IL.18-3 Lincoln Homes	Demolition	1485		150,000	0				
	Relocation	1495.1		85,000	156,000	156000			
	Development	1499			200,000	200000			
	Total for IL.18-3, Lincoln Homes				235,000	356,000	356,000	0	
	Sub-total account 1485				150,000	0	0	0	
Sub-total account 1495.1				85,000	156,000	156,000	0		
Sub-total account 1499				0	200,000	200,000	0		
Total for IL.18-3, Lincoln Homes				235,000	356,000	356,000	0		

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
IL.18-4 Sunset Heights	General Site Improvement/Landscape	1450	1	10,000	10,000	10,000	5,460		
	Patio Area Renovation	1450	1	20,000	20,000	20,000	10,000		
	Section 504 Upgrades	1460		76,009	100,000	100,000			
	Replace Appliances	1465		100,000	30,009	30,009			
	Total for IL.18-4 Sunset Heights				206,009	160,009	160,009	15,460	
	Sub-total account 1450				30,000	30,000	30,000	15,460	
	Sub-total account 1460				76,009	100,000	100,000	0	
Sub-total account 1465				100,000	30,009	30,009	0		
Total for IL.18-4, Sunset Heights				206,009	160,009	160,009	15,460		

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes								
	Total for IL.18-5 Spencer Towers			0	0			
	Sub-total account 1450			0	0			
	Sub-total account 1460			0	0			
	Sub-total account 1465			0	0			
	Total for IL.18-5, Spencer Towers			0	0			

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
IL.18-6 Spencer Towers	General Site Improvement/Landscape	1450	1						
		1450	1						
		1450	1						
	Section 504 Upgrades	1460	1	60,000	50,000	50,000			
	Replace Appliances	1465		50,000	0	0			
	Total for IL.18-6 Spencer Towers				110,000	50,000	50,000	0	
	Sub-total account 1450			0	0	0	0		
	Sub-total account 1460			60,000	50,000	50,000	0		
	Sub-total account 1465			50,000	0	0	0		
	Sub-total account 1499			0	0	0	0		
Total for IL.18-6, Spencer Towers				110,000	50,000	50,000	0		

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-08 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
2008	OPERATIONS	1406		0				
	Staff Training	1408	1	51,500	51,500	51,500	1,613	
	Resident Training	1408	1	15,000	15,000	15,000	2,000	
	Marketing	1408	1	5,000	5,000	5,000	2,500	
	Security	1408	1	1,000	1,000	1,000		
	Computers & Training	1408	1	5,000	5,000	5,000		
	Preventative Maintenance	1408	1	2,500	2,500	2,500		
	Studies & Plans	1408	1	2,500	2,500	2,500	2,500	
	Strategies for 5 year Plan	1408	1	2,500	2,500	2,500	2,500	
	Total for 1408, Mgmt. Improvements			85,000	85,000	85,000	11,113	
	Modernization salaries/wages	1410		70,000	70,000	70,000		
	EBC'S	1410		17,500	17,500	17,500		
	Publications	1410		367	367	367		
	Legal	1410		2,000	2,000	2,000		
	Total for 1410, Admin. Costs			89,867	89,867	89,867	0	
	AUDIT COSTS	1411		5,000	5,000	5,000	5,000	
	PHA-WIDE ARCHITECT/ENG. FEES	1430		0				
	NON-DWELLING STRUCTURES	1470		0				
	PHA-WIDE EQUIPMENT							
	Maintenance & Office Equipment	1475		5,000	5,000	5,000		
	Total for 1475, Maintenance Equipment			5,000	5,000	5,000	0	
	COLLATERIZATION or DEBT SERVICE	1501		0				

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

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: IL018		Capital Fund Program Grant No: IL06P018501-07		FFY of Grant Approval: 2007	
Housing Authority of the City of Rock Island, Illinois		Replacement Housing factor Grant No:			
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 1__ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20) ³	93,167	9,321	9,321	9,321
3	1408 Management Improvements	55,000	55,000	55,000	53,458
4	1410 Administration	93,167	29,220	29,220	21,797
5	1411 Audit	5,000	5,000	5,000	5,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	50,000	21,865
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	20,000	20,000	20,000
10	1460 Dwelling Structures	520,333	520,333	520,333	458,746
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	25,000	25,000	25,000	6,577
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000	207,793	207,793	0
18	1499 Mod Used for Development ⁴	10,000	10,000	10,000	10,000
19	1501 Collateralization or Debt Service	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$931,667	\$931,667	\$931,667	\$606,764
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director & Date: <i>Susan Anderson 6/12/09</i> Susan Anderson, Executive Director		Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages										
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-07 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2		
				Original	Revised 1	Funds Obligated 2	Funds Expended 2			
IL.18-2 Manor Homes	Replace Interior Doors & Frames	1450						Completed		
		1460		22,500	22,500	22,500	22,500			
		1460								
		1465								
		Total for IL.18-2, Rock Island Manor				22,500	22,500			
		Sub-total account 1450				0	0		0	0
Sub-total account 1460				22,500	22,500	22,500	22,500			
Sub-total account 1465				0	0	0	0			
Total for IL.18-2, Rock Island Manor				22,500	22,500	22,500	22,500			

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-07 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-3 Lincoln Homes	Demolition	1450						Completed
	Upgrade Units to UFAS Compliance	1460		7,706	7,706	7,706	7,706	
	Dwelling Equipment	1465						
	Total for IL.18-3, Lincoln Homes			7,706	7,706	7,706	7,706	
	Sub-total account 1450			0	0	0	0	
	Sub-total account 1460			7,706	7,706	7,706	7,706	
	Sub-total account 1465			0	0	0	0	
Total for IL.18-3, Lincoln Homes			7,706	7,706	7,706	7,706		

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

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois		Grant Type and Number Capital Fund Program Grant No: IL06P018501-07 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
IL.18-4 Sunset Heights	General Site Improvement/Landscape	1450	1						
		1450	1						
	Repair & Replace Water & Sewer pipes	1460		278,334	278,334	278,334	216,747.0	In Progress	
	Renovate Bathrooms	1460		40,000	40,000	40,000	40,000	Completed	
	Renovate Kitchens	1460		40,000	40,000	40,000	40,000	Completed	
	Domestic Hot water System	1460		94,563	94,563	94,563	94,563	Completed	
	Relocation	1495.1		5,000	0	5000		Moved to 18-6, 1495.1	
	Total for IL.18-4 Sunset Heights				457,897	452,897	457,897	391,310	
	Sub-total account 1450				0	0	0	0	
	Sub-total account 1460				452,897	452,897	452,897	391,310	
Sub-total account 1495.1				5,000	0	0	0		
Total for IL.18-4, Sunset Heights				457,897	452,897	452,897	391,310		

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

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Peplacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part II: Supporting Pages									
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-07 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
IL.18-6 Spencer Towers	General Site Improvement/Landscape	1450	1	20,000	20,000	20,000	20,000	Completed	
		1450	1						
		1450	1						
	Replace Air Return Fans	1460	1	37,230	37,230	37,230	37,230	Completed	
	Relocation		1495.1	55,000	207,793	207,793		Completed	
	Redevelopment		1499	10,000	10,000	10,000	10,000		
	Total for IL.18-6 Spencer Towers				122,230	275,023	275,023	67,230	
	Sub-total account 1450				20,000	20,000	20,000	20,000	
Sub-total account 1460				37,230	37,230	37,230	37,230		
Sub-total account 1495.1				55,000	207,793	207,793	0		
Sub-total account 1499				10,000	10,000	10,000	10,000		
Total for IL.18-6, Spencer Towers				122,230	275,023	275,023	67,230		

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

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-07 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
2008	OPERATIONS	1406		93,167	9,321	9,321	9,321	Completed, Balance moved to 18-6 Relocation
	Staff Training	1408	1	23,000	23,000	23,000	21,458	Actual to Date
	Resident Training	1408	1	2,000	2,000	2,000	2,000	Completed
	Marketing	1408	1					
	Security	1408	1	10,000	10,000	10,000	10,000	Completed
	Computers & Training	1408	1	5,000	5,000	5,000	5,000	Completed
	Preventative Maintenance	1408	1					
	Studies & Plans	1408	1	5,000	5,000	5,000	5,000	Completed
	Strategies for 5 year Plan	1408	1	10,000	10,000	10,000	10,000	Completed
	Total for 1408, Mgmt. Improvements			55,000	55,000	55,000	53,458	
	Modernization salaries/wages	1410		79,000	15,053	15,053	7,630	Completed, Balance moved to 18-6 Relocation
	EBC'S	1410		13,400	13,400	13,400	13,400	Completed
	Publications	1410		167	167	167	167	Completed
	Advertisizing	1410		400	400	400	400	Completed
	Legal	1410		200	200	200	200	Completed
	Total for 1410, Admin. Costs			93,167	29,220	29,220	21,797	
	AUDIT COSTS	1411		5,000	5,000	5,000	5,000	Completed
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000	50,000	50,000	21,865	Actual to Date
	NON-DWELLING STRUCTURES	1470		0				
	PHA-WIDE EQUIPMENT							
	Maintenance & Office Equipment	1475		25,000	25,000	25,000	6,577	Actual to Date
	Total for 1475, Maintenance Equipment			25,000	25,000	25,000	6,577	
	COLLATERIZATION or DEBT SERVICE	1501		0				

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

2 To be completed for the Performance and Evaluation Report

Part I: Summary

PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: IL06R018501-09 Replacement Housing factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3	0			
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0			
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Mod Used for Development4	146,570	0	0	0
19	1501 Collateralization or Debt Service	0			
20	Amount of Annual Grant (Sum of Lines 2-19	\$146,570	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date:

Susan Anderson 06/12/2009

Susan Anderson, Executive Director

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

1 To be completed for the Performance and Evaluation Report

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

3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.

4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: IL06P018501-09 CFFP (Yes/ No): Replacement Housing factor Grant No:			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-1 TBD	Redevelopment	1499		146,570				The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.
	Total for IL.18-1, Rock Island Manor			146,570	0			
	Sub-total account 1499			146,570	0	0	0	
	Sub-total account 1460			0	0	0	0	
	Sub-total account 1465			0	0	0	0	
	Total for IL.18-1, Rock Island Manor			146,570	0	0	0	

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

2 To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois				Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
IL.18-1 TBD	9/30/2011			9/30/2013			

¹ Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary		
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850108 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2008

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development4	172,860	0	172,860	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19	\$172,860	\$0	\$172,860	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: <i>Susan Anderson</i> 6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Replacement Housing factor Grant No: IL0 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850108			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL018	Development	1499		172,860		172,860		

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

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary		
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850208 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2008

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20) ³				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development ⁴	78,001	0	78,001	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$78,001	\$0	\$78,001	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date:  6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850208			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL018	Development	1499		78,001		78,001		

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

2 To be completed for the Performance and Evaluation Report

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Peplacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850107 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disaters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development4	170,533	0	170,533	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19	\$170,533	\$0	\$170,533	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: <i>Susan Anderson</i> 6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850107			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL-18-1 TBD	Development	1499		170,533		170,533		The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.

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

Part III: Impletentation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2009
PHA Name: IL018							Reasons for Revised Target Dates 2
Housing Authority of the City of Rock Island, Illinois							
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
IL-18-1 TBD	9/30/2009		9/12/2009	9/30/2011			

1 Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850207 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disaters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development4	97,697	0	97,697	0
19	1501 Collaterization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19	\$97,697	\$0	\$97,697	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date:  6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850207			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-1 TBD	Development	1499		97,697		97,697		The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.

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

Part III: Impletentation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2009
PHA Name: IL018							Reasons for Revised Target Dates ²
Housing Authority of the City of Rock Island, Illinois							
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
IL-18-1 TBD	9/30/2009		9/12/2009	9/30/2011			

¹ Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850206 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2006	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20) ³				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Developments	88,472	95,957	95,957	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$88,472	\$95,957	\$95,957	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: <i>Susan Anderson</i> 6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
--	---

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850206			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-1 TBD	Development	1499		88,472	95,957	95,957		The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.

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

Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2009
PHA Name: IL018							
Housing Authority of the City of Rock Island, Illinois							
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ₂
	Original	Revised ₁	Actual ₂	Original	Revised ₁	Actual ₂	
IL-18-1 TBD	12/31/2009		10/28/2009	12/31/2011			

¹ Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois	Grant Type and Number Capital Fund Program Grant No: Replacement Housing factor Grant No: IL06R01850205 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2005	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development4	103,386	0	103,386	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19	\$103,386	\$0	\$103,386	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date:  6/12/09 Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

form HUD-50075.1 (4/2008)
 ref Handbook 7485.3

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850205			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL.18-1 TBD	Development	1499		103,386		103,386		The Authority is pursuing a special needs housing development to be financed through an OFFP/Mixed Finance transaction whereby the Authority would leverage about \$2.6M (\$2M from AMP 18-4 Excess Cash and \$.6M of RHF funds) to acquire 33 ACC units out of a proposed 70-unit development. The development may also include certain project-based (HCV) units. The Authority has procured a developer for this special needs facility. Plan calls for this transaction to close in 2009 or early 2010. The total estimated cost of the project is \$13,000,000. The project location is 2821 5th Street, Rock Island, IL and adjoining sites.

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

2 To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois				Federal FFY of Grant: 2009			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
IL.18-1 TBD	12/31/2009		10/28/2009	12/31/2011			

¹ Obligation and Expenditure dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

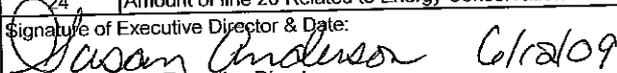
Annual Statements/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226
 Expires 04/30/2011

Part I: Summary	Grant Type and Number	FFY of Grant: 2009
PHA Name: IL018	Capital Fund Program Grant No:	FFY of Grant Approval: 2004
Housing Authority of the City of Rock Island, Illinois	Replacement Housing factor Grant No: IL06R01850204	
	Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 03/31/2009
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)3				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Mod Used for Development4	146,697	0	146,697	0
19	1501 Collateralization or Debt Service				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$146,697	\$0	\$146,697	\$0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date:

 Susan Anderson, Executive Director

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

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- 3 PHAs with Under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: IL018 Housing Authority of the City of Rock Island, Illinois			Grant Type and Number Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing factor Grant No: IL06R01850204			Federal FFY of Grant: 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
IL018	Development	1499		146,697		146,697		

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

2 To be completed for the Performance and Evaluation Report

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Rock Island (IL018)		Locality: Rock Island, Rock Island, Illinois			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	655,000	413,500	463,500	488,500
C.	Management Improvements		100,000	100,000	100,000	100,000
D.	PHA-Wide Non-dwelling Structures and Equipment		90,000	5,000	5,000	5,000
E.	Administration		100,000	100,000	100,000	100,000
F.	Other		5,000	31,500	31,500	6,500
G.	Operations					
H.	Demolition		150,000	450,000		
I.	Development				400,000	400,000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.		Annual Statement				
C.						
D.						
E.						
F.						
G.						
H.						
I.						
J.						
K.						
L.						
M.						

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part II: Supporting pages - Physical Needs Work Statement(s)						
Work Statement for year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs
See Annual Statement	18-2 Rock Island Manor					
	General Site Improvements (1450)		10,000	General Site Improvements (1450)		5,000
	Unit Renovation (1460)		50,000	Unit Renovation (1460)		100,000
	Stairway Doors (1460)		10,000			
	Repair/Replace Windows (1460)		75,000	Appliances (1465)		25,000
	Roofing Replacement (1460)		54,376			
				Demolition (1485)		300,000
	Subtotal of Estimated Costs		\$ 199,376	Subtotal of Estimated Costs		\$ 430,000

Part II: Supporting pages - Physical Needs Work Statement(s)						
Work Statement for year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs
Sec Annual Statement	18-2 Rock Island Manor					
	General Site Improvements (1450)		5,000	General Site Improvements (1450)		5,000
	Unit Renovation (1460)		50,000	Unit Renovation (1460)		50,000
	Repair/Replace Windows (1460)		50,000	Repair/Replace Windows (1460)		50,000
	Appliances (1465)		25,000	Appliances (1465)		25,000
	Redevelopment (1499)		300,000	Redevelopment (1499)		300,000
	Subtotal of Estimated Costs		\$ 430,000	Subtotal of Estimated Costs		\$ 430,000

Capital Fund Program—Five-Year Action Plan

Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting pages - Physical Needs Work Statement(s)						
Work Statement for year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Costs
Sec Annual Statement	18-4 Sunset Heights					
	General Site Improvements (1450)		7,500	General Site Improvements (1450)		10,000
	New Flooring (1460)		10,000	Electrical System Upgrades (1460)		15,000
	Paint Hallways and Common Area (1460)		25,000			
				Appliances (1465)		25,000
	18-4 Trash Compactor (1475)		90,000			
	Subtotal of Estimated Costs		\$ 132,500	Subtotal of Estimated Costs		\$ 50,000

