

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Granite City Housing Authority PHA Code: IL005 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 12/31/2010					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 439 Number of HCV units: _____					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>See Attachment A</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>See Attachment A</b>					
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.  <b>See Attachment B</b>					
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.  <b>See Attachment C</b>					
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.					
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.  <b>See Attachment D</b>					
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> 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.  <b>See Attachment E</b>					

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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.</p> <p>N/A</p>
9.0	<p><b>Housing Needs.</b> 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.</p> <p>See Attachment F</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>See Attachment F</p>
10.0	<p><b>Additional Information.</b> 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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See Attachment G</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## EXECUTIVE SUMMARY

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The Granite City Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The following mission statement guides the activities of the Granite City Housing Authority.

The mission of Granite City Housing Authority is to provide financially stable, safe, sanitary, decent and affordable housing to those who are eligible for assistance and have demonstrated their willingness and ability to adhere to the terms of a lease.

Consistent with our mission statement, we have established the following goals and objectives we plan to achieve in the next five years.

**Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.**

**Objective:**

1. Make application to HUD for phased demolition and reconstruction of original 451 obsolete units. Lessen the density of Kirkpatrick Homes by rebuilding fewer units on the existing site. The redevelopment will include mixed finance such as leveraging of Capital Funds, private mortgage, bond issuance, Federal Home Loan Bank, Illinois Housing Development Authority loans, LIHTC if awarded and HOPE VI. The redevelopment will include mixed income levels if feasible. The use of project-based vouchers will be included in the activities of the agency. Remaining replacement units will be developed in phases on the existing Kirkpatrick Homes and sites yet to be determined.
2. Phased construction of units of elderly housing on the Oak Tree Villas site. Remaining replacement units will be developed in phases on the existing Kirkpatrick Homes and sites yet to be determined. Develop housing for elderly with supportive services.
3. Demolish and rebuild Administrative/Maintenance facilities using Operating reserves

**Goal Two: Improve the overall quality of operations and, become recognized by the Department of Housing and Urban Development (HUD) as a “high performer” under the Public Housing Assessment System (PHAS).**

**Objectives:**

1. Improve the (PHAS) score. Continue to maintain or improve High Performer Status.

**Goal Three: Provide an improved living environment**

**Objectives:**

1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. Implement public housing security improvements: The Granite City Housing Authority will continue to work with the local police agencies to foster communication and awareness of activities within the developments.
4. Designate developments or buildings for particular resident groups.

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

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families:
2. Provide or attract supportive services to improve assistance recipients' employability.
3. Provide and attract supportive services to increase independence for the elderly or families with disabilities
4. Implement Ceiling rents as a stop gap measure for reemployed residents.

**Goal Five: Ensure equal opportunity and affirmatively further fair housing**

**Objectives:**

1. Undertake affirmative measures to insure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability

2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
3. Implement Violence Against Women Act.

**Goal Six: Improve community quality of life and economic vitality**

**Objectives:** Promote the overall goal of a drug free, decent, safe and sanitary housing.

1. Promote self-sufficiency of the residents by promoting employment and job skills training.
2. Promote a social and economic mix of residents within each public housing neighborhood in order to foster social stability and upward mobility.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

- The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:
- We have adopted local preferences
- We have adopted an aggressive screening policy to ensure to the best of our ability that new admissions will be good neighbors.
- We have implemented a deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of the date and times their application has been verified and approved.
- We have established a minimum rent of \$ 50.00
- We have established flat rents and ceiling rents for all of our developments.
- In an attempt to encourage work and advancement in the workplace, we require interim recertifications after 90 days of steady employment.

In summary, we are on course to improve the condition of affordable housing in Granite City Housing Authority.

This Agency Plan has been prepared in accordance with the Quality Housing Work Responsibility Act of 1998 (QWHRA) as we understand it. The Act is extremely complicated and the provisions are subject to differing interpretations. We utilized information and estimates from various sources to make assumptions in developing this plan. We believe our interpretation of the Act, as well as the information and estimates used to be accurate, but we can not warrant such.

**List of Plan Elements, Revisions & Supporting Documents Available for Review**

<b>Applicable &amp; On Display At COCC</b>	<b>Plan Element</b>	<b>Revision</b>	<b>Supporting Document</b>
X	Eligibility, Selection, and Admissions Policies including Deconcentration and Wait List Procedures	N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]
X	Financial Resources	Yes-Note # 1	Most recent board-approved operating budget for the public housing program indicating Operating Subsidy, Resident Rents, Capital Funds and locally generated revenue
X	Rent Determination	Yes-Note # 2	Flat Rent Schedule
X	Operations and Maintenance	Yes-Note # 3	Management and Maintenance Policies, including Pest Control Policy for the prevention or eradication of pest infestation (including cockroach infestation) and Compliance with Carbon Monoxide Act
X	Grievance Procedures	Yes-Note # 4	Grievance Procedure
X	Designated Housing for Elderly and Disabled Families	N/A	Property Designations
X	Community Service & Self-Sufficiency	N/A	Community Service & Self Sufficiency Policy
X	Safety and Crime Prevention	N/A	Safety and Crime Prevention
X	Pets	N/A	Pet Policy
X	Civil Rights Certification	N/A	Certification Statement
X	Fiscal Year Audit	N/A	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings
X	Asset Management	N/A	Asset Management Policy
X	Violence Against Women Act (VAWA)	N/A	Violence Against Women Act Policy

Note # 1:

The Capital Fund Budgets were revised to reflect the reduction in funding due to the demolition of units in prior years.

Note # 2:

The flat rent schedule for 2010 was set as follows:

DEVELOPMENT	FLAT RENT
IL 5-1 Kirkpatrick Homes	
One Bedroom	280.00
Two Bedroom	350.00
Three Bedroom	400.00
IL 5-3 Anchorage Homes	
One Bedroom	465.00
Two Bedroom	510.00
IL 5-4 Anchorage Homes	
One Bedroom	465.00
IL 5-5 Anchorage Homes	
One Bedroom	465.00
IL 5-6 Oak Tree Villas	
Two Bedroom	515.00
IL 5-7 Granite City Commons	
One Bedroom	350.00
Two Bedroom	425.00
Three Bedroom	450.00

Note # 3:

The Maintenance Policy was revised to reflect the transition to Asset Based Management and the elimination of the position of Technical Services Coordinator.

Granite City Housing Authority formally adopted a Section 3 Policy, a Records Retention Policy, revised the Procurement Policy to incorporate the requirement for American Recovery Reinvestment Act, and revised the Resident Charge List.

Note # 4:

## Attachment B

The Grievance Procedure was revised to read “five business days” instead of five days to request a Formal Hearing. Likewise, the Notice of Termination of Lease was revised to incorporate “five business days” in lieu of five days.

**HOPE VI or Mixed Finance Modernization or Development**

Granite City Housing Authority plans to apply for a HOPE VI Revitalization grant in 2010 and each successive year. The HOPE VI grant will be used to revitalize Kirkpatrick Homes (II06P005002 & IL06P005001)

The PHA will be engaging in mixed-finance development activities (LIHTC) for public housing in 2010. The LIHTC funding will be used in the redevelopments of II06P005002 & IL06P005001

Granite City Housing Authority will continue the redevelopment activities using various methods of financing. If a successful HOPE VI or LIHTC award is not forthcoming other financing mechanism will be evaluated. These funding sources may include leveraging of Capital Funds, private mortgage, bond issuance, Federal Home Loan Bank, Illinois Housing Development Authority loans and CDBG funds.

A timeline for the activities is not available as the NOFA and other regulatory requirements for 2010 have not yet been released. Once the award of any funding such as a HOPE VI or LIHTC would be received, the agency is ready to begin the process immediately.

**Demolition and/or Disposition**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number: IL005-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (12/01/2010)
5. Number of units affected: 72
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/2010 b. Projected end date of activity: 08/2011

**Conversion of Public Housing**

VOLUNTARY CONVERSION INITIAL ASSESSMENT

The responses to the required questions are as follows:

- A. How many of the PHA’s developments are subject to the Required Initial Assessment?

Response: Two developments subject to the assessment. The developments are:

- IL005-1 Kirkpatrick Homes
- IL005-6 Oak Tree Villas
- IL005-7 Granite City Commons

- B. How many of the PHA’s developments are not subject to the Required Initial Assessment based on exemptions (e.g. elderly, and/or disables developments not general occupancy projects)?

Response: Three developments are not subject to the assessment. These developments are exempt based on an elderly exemption. The developments include:

- IL005-3 Anchorage Homes
- IL005-4 Anchorage Homes
- IL005-5 Anchorage Homes

- C. How many assessments were conducted for the PHA’s covered developments?

Response: One assessment was completed.

- D. Identify PHA developments that may be appropriate for conversion based on the required Initial Assessment:

Development Name	Number of Units
None	None

- E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Response: The Required Initial Assessment has been completed. Analysis Follows

## CONVERSION OF PUBLIC HOUSING

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The Granite City Housing Authority is not required by the terms of the 1996 HUD Appropriations Act to convert any of our buildings or developments to tenant-based assistance. Also, at this time, we do not intend to voluntarily convert any of our buildings or developments to tenant-based assistance. The following analysis indicates that at this time it is not appropriate or cost effective to convert to tenant based assistance.

	Actual Cost	PUM Cost	Family Units PUM Cost
1. Total operating expenditures for your most recent fiscal year	1,465,635	2,640.78	937,478.24
2. Plus - annual Capital Fund	1,115,823	2,010.49	713,724.62
3. Less - Total rental income received	686,000	1,236.04	438,792.79
Add Lines 1 and 2 and subtract line 3 from the total			
4. Total annual expenditure of dollars to operate Public Housing			1,212,410.07
5. Total # of PHA units	239		
6. Divide Line 4 by Line 5 - Annual cost of operation by unit			3,415.24
7. Divide Line 6 by 12 - Monthly cost of PHA unit			284.60
8. Total # of PHA units			
Lines 9 - 14                  Lines 15 - 20                  Lines 21 - 26			
Breakdown of PHA          Fair Market Rents          Total Monthly outlay			
by bedroom size            by bedroom size            by bedroom size			
Multiply line 9 x Line 15, 10 x 16, 11 x 17 etc. Enter results on lines 21-26			
9.    0 bdr	15.        572	21.	
10.   1 bdr        53	16.        621	22.        32,913.00	
11.   2 bdr        139	17.        771	23.        107,169.00	
12.   3 bdr        47	18.        993	24.        46,671.00	
13.   4 bdr	19.	25.	
14.	20.	26.	
27. Add lines 21 - 26 for total monthly charge			186,753.00
28. Multiply line 27 by 12 for annual cost			3,169,572.00
29. Subtract rental income (line 3) from line 28 for total annual			2,241,036.21
30. Add total annual administrative fee			232,986.60
31. Add lines 29 plus 30 (This is the cost of converting to Section 8)			2,474,022.81
32. Divide line 31 by line 5 - Annual cost of operation by unit			10,351.56
33. Divide line 32 by 12 – Monthly cost of Section 8 unit			862.63

**Homeownership:**

Presently Granite City Housing Authority does not administer a Homeownership Program. It is anticipated that through the HOPE VI application process a Homeownership program will be developed.

**Project-based Vouchers:**

Presently Granite City Housing Authority does not administer project-based vouchers. It is anticipated that through the HOPE VI application process project-based vouchers will be used. At this time the projected number of vouchers is undetermined. The vouchers will be used in the redevelopment of Kirkpatrick Homes (IL005-001).

The use of the vouchers is consistent with Goals and Objectives of the Granite City Housing Authority as outlined in the Annual Plan.

**Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.**

**Objective:**

1. Make application to HUD for phased demolition and reconstruction of original 451 obsolete units. Lessen the density of Kirkpatrick Homes by rebuilding fewer units on the existing site. The redevelopment will include mixed finance such as leveraging of Capital Funds, private mortgage, bond issuance, Federal Home Loan Bank, Illinois Housing Development Authority loans, LIHTC if awarded and HOPE VI. The redevelopment will include mixed income levels if feasible. The use of project-based vouchers will be included in the activities of the agency. Remaining replacement units will be developed in phases on the existing Kirkpatrick Homes and sites yet to be determined.
2. Phased construction of elderly housing on the Oak Tree Villas site. Develop housing for elderly with supportive services.
3. Demolish and rebuild Administrative/Maintenance facilities

<b>Part I: Summary</b>	
<b>PHA Name: Granite City Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P00550110 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	72,882.00			
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	655,942.00			

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

Annual Statement/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 No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City <b>Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P00550110 Replacement Housing Factor Grant No: Date of CFPP:		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	728,824.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 10/12/2009			<b>Signature of Public Housing Director</b>		<b>Date</b>
					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.





<b>Part I: Summary</b>						
<b>PHA Name: Granite City Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550110 Date of CFFP:			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:                    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
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 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>	398,810.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550110 Date of CFFP:		<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:2010</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	398,810.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 10/12/2009					<b>Signature of Public Housing Director</b>  <b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.





<b>Part I: Summary</b>						
<b>PHA Name: Granite City Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: II06P00550109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	72,882.00				
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 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>	655,942.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/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 No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City <b>Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P00550109 Replacement Housing Factor Grant No: Date of CFPP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	728,824.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 10/12/2009					<b>Signature of Public Housing Director</b>  <b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.





<b>Part I: Summary</b>	
<b>PHA Name: Granite City Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550109 Date of CFFP:
<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending: 06/30/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	398,810.00			

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550109 Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	398,810.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 04/24/2009					<b>Signature of Public Housing Director</b>  <b>Date</b>

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





<b>Part I: Summary</b>		
<b>PHA Name: Granite City Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06S00550109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	152,000.00	152,000.00	16,433.00	13,807.05
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	382,853.00	382,853.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	900,000.00	900,000.00	647,000.00	9,634.52

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06S00550109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,434,853.00	1,434,853.00	663,433.00	23,441.57
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 10/12/2009					<b>Signature of Public Housing Director</b>  <b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Granite City Housing Authority					<b>Federal FFY of Grant: 2009</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL005-009	03/18/2010		03/18/2012		
A & E Fees	03/18/2010		03/18/2012		
IL005-003 & 004	03/18/2010		03/18/2012		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

<b>Part I: Summary</b>		
<b>PHA Name: Granite City Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P00550108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>

<b>Type of Grant</b>		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	1,115,823.00	1,115,823.00	1,115,823.00	347,654.45

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P00550108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,115,823.00	1,115,823.00	1,115,823.00	347,654.45
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 10/12/2009					<b>Signature of Public Housing Director</b>  <b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.





<b>Part I: Summary</b>	
<b>PHA Name: Granite City Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550108 Date of CFFP:
<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending: 06/30/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	106,376.00			

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Granite City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00550108 Date of CFFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	106,376.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Date 04/24/2009 			<b>Signature of Public Housing Director</b>		<b>Date</b>

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





**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

<b>Part I: Summary</b>						
PHA Name/Number Granite City IL009		Locality (City/County & State) Granite City IL			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		72,882.00	72,882.00	72,882.00	72,882.00
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development		655,942.00	655,942.00	655,942.00	655,942.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		728,824.00	728,824.00	728,824.00	728,824.00





**HOUSING NEEDS:**

As indicated on the following table, Granite City Housing Authority does not have a Waiting List. The age, condition and lack of amenities in our units create “housing of the last resort” for our vacant units. Based on Waiting List information pertaining to the local Section 8 complex, there is a need for affordable housing.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	0		
Extremely low income <=30% AMI	0		
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	0		
Families with Disabilities			
Race/ethnicity			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Strategy for Addressing Housing Needs:**

Granite City Housing Authority is addressing the housing needs for families in the jurisdiction through the use of development activities. The development activities are outlined in Goal One and Objective. (See below)

**Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.**

**Objective:**

1. Make application to HUD for phased demolition and reconstruction of original 451 obsolete units. Lessen the density of Kirkpatrick Homes by rebuilding fewer units on the existing site. The redevelopment will include mixed finance such as leveraging of Capital Funds, private mortgage, bond issuance, Federal Home Loan Bank, Illinois Housing Development Authority loans, LIHTC if awarded and HOPE VI. The redevelopment will include mixed income levels if feasible. The use of project-based vouchers will be included in the activities of the agency. Remaining replacement units will be developed in phases on the existing Kirkpatrick Homes and sites yet to be determined.
2. Phased construction of units of elderly housing on the Oak Tree Villas site. Remaining replacement units will be developed in phases on the existing Kirkpatrick Homes and sites yet to be determined. Develop housing for elderly with supportive services.
3. Demolish and rebuild Administrative/Maintenance facilities using Operating reserves

## PROGRESS STATEMENT

Granite City Housing Authority has made the following progress in meeting the goals and objectives as outlined in the current 5-Year Plan:

The first goal to “increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units” is underway. The construction of 48 two-bedroom known as Oak Tree Villas was completed.

In preparation of developing new family units, two Demolition Applications were submitted to HUD and approved. Demolition began in January 2007 and completed in May 2007. A total of 96 family units in the northeast corner of Kirkpatrick Homes were demolished.

Subsequent Demolition Applications were submitted to HUD in May and November 2007. The applications were for removal of 204 units. Approval was received from HUD in February 2008. The demolition of the units was completed in June 2008.

Approval from the regional field office was received to construct 40 family public housing units in July 2007. Ground was broken for the construction in August 2007. The construction was completed in 2008 and units were occupied in December 2008.

In March 2009 Granite City Housing Authority received American Recovery and Reinvestment Act funds. These funds were used for the construction of 8 additional units in Granite City Commons. It is anticipated that the units will be occupied in November 2009.

The Housing Authority submitted a demolition application to remove 78 units in the development known as Kirkpatrick Homes (IL005-001). The site is being cleared in anticipation of continued development and to reduce the high vacancy rate in the development.

In September 2009, Granite City Housing Authority was the recipient of CFCG funds for the construction of approximately 43 “green” units. The units will be developed on the Kirkpatrick Homes (IL005001). The Housing Authority is in the process of procuring A & E services for the design work of the new development.

The second goal to “improve the overall quality of operations and, become recognized by the Department of Housing and Urban Development (HUD) as a “high performer” under the Public Housing Assessment System (PHAS) is also progressing. The first year advisory score for 1999 was 86.2%. The advisory score for 1999 reflected an increase to 87.6%. The score remained static for 2000 at 87%.

An improvement was made in the 2001 score by obtaining a score of 95% and being designated as a “High Performer”. In 2002 Granite City Housing Authority maintained the designation of “High Performer”. The scoring for fiscal year 2003 and 2004 again

resulted in the Housing Authority being designated as a “high performer.”

GCHA achieved a “standard performer” designation for 2005, 2006 and 2007. The score for fiscal year 2006 increased from 87 to 88 points. Likewise the score for 2007 increased to 89 points. As the 2008 scores were not issued, the agency will maintain the same score as 2007. It is anticipated that with the new PHAS scoring, a designation of High Performer will be obtained.

We will continue our efforts to improve our overall operations. The results of the Customer Service and Satisfaction Survey indicated areas requiring a Follow-Up Plan.

The third goal to “provide an improved living environment” is also progressing. By decreasing the concentration of units on the existing sites, the creation of green space will greatly improve the living environment for our residents.

The fourth goal to “promote self-sufficiency and asset development of assisted households” has progressed with the following activities: Implementation of an on-site GED class, implementation of reading program and linkage with local community college for job assistance. The goal is further being met with the implementation of programming for the seniors of the developments.

Goal five “ensure equal opportunity and affirmatively further fair housing” is being met. Granite City Housing Authority provides access to individuals regardless of race, color, religion, national origin, sex, familial status or disability.

Goal Six, to “improve community quality of life and economic vitality” is being carried out by means of promoting self-sufficiency of our residents. The implementation of on-site GED classes continues to assist in the accomplishment of this goal.

#### **DEFINITION OF SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION**

Substantial Deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

## RESIDENTS COMMENTS

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The Granite City Housing Authority has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process:

We advertised in the local newspaper. In addition, we hand delivered notices of the Combined Resident Advisory and Public Meeting to each individual resident of the Housing Authority.

Attached are copies of the advertisement we ran, sign in sheets from the Public Hearing, minutes of our meetings with the Resident Advisory Board, and other relevant information.

As a result of this effort, we received the comments and responded to them as recorded in the attached minutes.

MINUTES  
RESIDENT ADVISORY BOARD  
&  
PUBLIC MEETING  
October 7, 2008

Three Resident Advisory Board (RAB) Meetings were held. The first meeting was held at Anchorage Homes. Sharon Mathes, Executive Director and Heather Walker, Occupancy Supervisor were present. There were 13 residents in attendance.

The Executive Director opened the meeting and thanked those in attendance. The purpose of this meeting is to develop the Annual Plan for fiscal year 2010 and incorporate it into our ongoing Five Year Plan. The Director stated that the Annual Plan and Five Year Plan outline where we are and where we are going as a Housing Authority.

The Director stated the development process includes receiving input and feed back from the Resident Advisory Board and other interested parties. Ms. Mathes continued by presenting the Mission Statement and the Goals of the Agency Plan.

As stated in the Executive Summary, “the mission of Granite City Housing Authority is to provide financially stable, safe, sanitary, decent and affordable housing to those who are eligible for assistance and have demonstrated their willingness and ability to adhere to the terms of a lease.”

Consistent with our mission statement, Ms. Mathes informed the audience that we have established the following goals and objectives we plan to achieve in the next five years:

**Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.**

Ms. Mathes indicated that the objectives will be accomplished by demolishing 451 units in Kirkpatrick Homes and the Administration/Maintenance facilities. The first phase of the redevelopment has begun. The demolition of 300 has been completed stated the Executive Director. Construction on the first phase of the redevelopment consisting of 40 units has been completed. In addition, the Housing Authority is presently building eight additional units in the Granite City Commons.

The Executive Director reported that American Recovery and Reinvestment (ARRA) funds were received earlier this year. She stated that 50 units in Anchorage Homes will have kitchen renovations.

Ms. Mathes informed the audience that the Housing Authority was also awarded a Capital Fund Competitive Grant. This grant will be used to fund the construction of approximately 43 “green” units on the former Kirkpatrick Homes site.

The “green” units will be constructed on the area of Kirkpatrick Homes where the original units are still standing. Ms. Mathes informed the audience that a demolition application is pending approval HUD to demolish 78 of the remaining 151 units.

The Housing Authority will be partnering with a private developer to make an application for Low Income Housing Tax Credits. The tax credits will provide a mechanism for funding the redevelopment and will be used to develop a mixed income development. In addition, a HOPE VI application will be completed if the funding is appropriated through Congress stated Ms. Mathes,

The Executive Director stated that as part of the redevelopment of Kirkpatrick Homes, a development proposal was submitted to HUD for the construction of a new Community and Administration Center. The approval was received earlier this year and the new facility is nearing completion.

Ms. Mathes presented the second goal.

**Goal Two: Improve the overall quality of operations and become recognized by the Department of Housing and Urban Development (HUD) as a “high performer” under its new Public Housing Assessment System (PHAS).**

She stated that the intent of this goal was to improve the (PHAS) score. To accomplish this goal it will be necessary for us to look at each of the indicators and address the needs to raise the scores.

The Housing Authority has continually been designated as a high performer in prior years. The Housing Authority has now been designated as a Standard Performer. The scores for 2007 were released and there has been an increase in the score of 1 point for a total of 89 points. The score for 2008 will remain the same as HUD did not issue new scores for FY2008. The Housing Authority will attempt to increase the scores to achieve a High Performer status in future years.

**Goal Three: Provide an improved living environment**

Ms. Mathes explained that meeting HUD’s deconcentration policy has resulted in improved living environment for the residents. She stated that GCHA has consistently met this goal through our Admissions and Continued Occupancy Policy. She also reported that the Authority has contracted for services such as GED classes to provide residents with educational opportunities and job readiness.

Another objective of the third goal is to implement security improvements. The perception that the developments are unsafe is being addressed. The Housing Authority has included the installation of security cameras in the construction of the new administration building. The cameras will also be installed in Granite City Commons.

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

This goal impacts primarily the family units in Kirkpatrick Homes reported the Executive Director. The changes in federal regulations require that adult family members must be employed, be enrolled in an educational program or provide community service. Ms. Mathes explained that the TANF regulations have changed and we work very closely with this agency.

The Housing Authority is a Work Site for the Department of Human Services reported the Director. As a work site, the Housing Authority provides job training. This training leads to self-sufficiency stated Ms. Mathes. She continued by adding that GCHA has approximately 33% of families working, in comparison to 10% on average nationally.

The second objective of providing or attracting supportive services to improve assistance recipients' employability stated Ms. Mathes, goes hand in hand with the first objective. She continued by adding partnerships with South Western Illinois College (SWIC), Riverbend Head Start and the Housing Authority have lead to the establishment of on site GED classes. The classes were successful and resulted in 20-22 participants

In addition, providing and attracting supportive services to increase independence for the elderly or families with disabilities will be met with the continued partnership with Community Counseling and Riverbend Head Start.

**Goal Five: Ensure equal opportunity and affirmatively further fair housing**

The objectives of this goal, undertaking affirmative measures to insure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability will be met through our application process stated Ms. Mathes.

The second objective of this goal, undertaking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability, will also be met through our housing process indicated Ms. Mathes.

This goal is also being met by creating units for handicapped, and hearing and sight impaired residents stated the Director.

Ms. Mathes reported that recent Federal regulations regarding Violence Against Women Act, is being addressed under this goal.

**Goal Six: Improve community quality of life and economic vitality**

The objectives to meet the goal as promoting the overall goal of a drug free, decent, safe and sanitary housing, promoting self-sufficiency of the residents by promoting employment and job skills training and promoting a social and economic mix of residents within each public housing neighborhood in order to foster social stability and upward mobility.

The objectives of this goal go hand in hand with self-sufficiency stated the Executive Director. The objectives are being accomplished through the partnership with Riverbend Head Start and Southwestern Illinois College. As residents receive educational and job skills the economic vitality of the community will benefit stated Ms. Mathes.

The Executive Director discussed the changes being made to the various policies and procedures of the Housing Authority.

The Flat Rents for fiscal year 2010 were changed as follows:

DEVELOPMENT	FLAT RENT
IL 5-1 Kirkpatrick Homes	
One Bedroom	280.00
Two Bedroom	350.00
Three Bedroom	400.00
IL 5-3 Anchorage Homes	
One Bedroom	465.00
Two Bedroom	510.00
IL 5-4 Anchorage Homes	
One Bedroom	465.00
IL 5-5 Anchorage Homes	
One Bedroom	465.00
IL 5-6 Oak Tree Villas	
Two Bedroom	515.00
IL 5-7 Granite City Commons	
One Bedroom	350.00
Two Bedroom	425.00
Three Bedroom	450.00

The Utility Allowances were revised upon the completion of the PBE Analysis stated the Executive Director.

Ms. Mathes discussed the revisions to the Grievance Procedure. She reported that the procedure now includes language that states that an applicant of resident has five business days to request or grieve any denial or lease termination.

The Executive Director reported that the Notice of Lease Termination has also incorporated language that provides a resident five business days to request an informal or formal settlement conference.

The Housing Authority has adopted two new policies, a Records Retention Policy and a Section 3 Plan. The Records Retention Policy outlines how long records are to be retained by the Housing Authority prior to destruction. The Section 3 Plan outlines how the agency will implement hiring practices that attempt to employ low income individuals stated Ms. Mathes.

The Executive Director reported that a revision to the Procurement Policy was required to include procurement amendments regarding ARRA funds. She continued by adding that the Maintenance Policy was revised to remove reference to the Technical Services Coordinator as that position has been abolished.

The Maintenance Residential Charge List was also revised stated Ms. Mathes. The costs were revised to more closely reflect actual cost for various repairs.

Ms. Mathes opened the floor for questions and comments.

**Question:** When are they going to renovate the occupied units in Anchorage?

**Response:** The occupied units will be renovated once they are vacated.

**Question:** When are Anchorage residents going to have a choice of satellite vs. cable?

**Response:** The units at Anchorage are wired for cable and we do not permit the installation of satellite dishes on the building.

**Question:** Why do residents have to be evaluated when there are no raises in Social Security this year?

**Response:** HUD requires that each resident be reevaluated annually. Although there may not be an increase in Social Security, there may be an increase in Medicare. By completing the annual recertification, the resident receives the benefit of including any changes in medical expenses.

**Comment:** We have limbs all over behind the building.

**Response:** Maintenance will be sent over to clean up the limbs.

**Question:** Do we have to rake leaves?

**Response:** No, we contract for a lawn care service to come and maintain the yards. They are here only once a week. The leaves are falling rapidly now and if any resident wishes to rake them, that is fine. We will provide lawn refuse bags.

**Question:** If we place tree limbs at the curb do we need to call in to report that?

**Response:** No, we drive through the property daily. If you have placed refuse bags on the curb and it is the afternoon and looks like rain, please call. This way we can pick up the bags before they get wet.

**Question:** The light in the bathroom is hard to clean. Can maintenance clean lights for the residents?

**Response:** No, that is a housekeeping matter.

**Comment:** Maintenance is always there to help and fix things in the apartment

**Response:** Thank you for the compliment

**Question:** Can we paint our apartment?

**Response:** After you have lived in the apartment for three years we will issue paint for the painting.

There being no further questions or comments, the Director thanked the audience for their attendance and input into the preparation of our Annual Plan.

Analysis  
Of  
Comments  
&  
Recommendations  
Of  
Resident Advisory Board

The Resident's comments and recommendations were considered and incorporated within the finalized version of the FY 2010 Annual and Five Year Plan.

Lacking any objections, it was determined that the RAB and participants of the Public Meeting concurred with the FY 2010 Annual and Five Year Plan as presented.

**Certificate of Publication**

STATE OF ILLINOIS) ss ACCT# J060360  
MC # 1324

This is to certify that a  
**GRANITE CITY HOUSING AUTHORITY**  
2010 AGENCY PLAN NOTICE  
of which the annexed is a true copy, has been  
published in the

- Granite City Press Record Journal
- Edwardsville Journal
- Collinsville Herald Journal
- Enterprise Journal
- Clarion Journal
- St. Clair Journal
- St. Louis Post Dispatch Madison County
- St. Louis Post Dispatch St. Clair County
- St. Louis Post Dispatch Illinois
- St. Louis Post Dispatch

a public newspaper that has been regularly published for more than six months prior to the first publication of said notice in the State of Illinois, on the following dates:

<u>AUGUST 23</u>	<u>A.D.</u>	<u>2009</u>
<u>                  </u>	<u>A.D.</u>	<u>2009</u>
<u>                  </u>	<u>A.D.</u>	<u>2009</u>
<u>                  </u>	<u>A.D.</u>	<u>2009</u>

I further certify that the above named are newspapers as defined in "an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959 I11. Revised Statutes, Chapter 100, paragraphs 1 & 5.

Given under my hand this 2ND  
day of SEPTEMBER A.D. 2009  
*Sharon J. Mathes*  
Suburban Journals  
Publication Fee \$ 63.42

Please Send Payments To: **Suburban Journals**  
Attn: June Zaring  
#2 Executive Drive  
Collinsville, Illinois 62234

**NOTICE**  
The Granite City Housing Authority has developed its 2010 Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Authority's office located at 1800 Kirkpatrick Homes, Granite City, IL 62040. The hours of operation are 8:30AM to 5:00PM. In addition, a public hearing will be held on October 7, 2009 at 10:00 AM in the Recreation Hall at 2909 Edwards Street, Granite City, Illinois.  
DATED: August 19, 2009  
Sharon J. Mathes  
Executive Director  
MC #1324 8/26 GC

# **PUBLIC MEETING**

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## **2010 ANNUAL PLAN**

Public Meeting  
will be held

on

October 7, 2009

10:00 AM

At

Anchorage Homes  
Recreation Center  
2909 Edwards Street  
Granite City, Illinois

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October 7, 2008  
10:00 AM  
2010 ANNUAL PLAN  
PUBLIC MEETING

NAME:	ADDRESS
Mary L. Gilman	2407 Winters Dr.
Shirley Hayden	2402 Winters Dr.
Betty Lewis	2921 E 24 <sup>th</sup> St
Margaret Taylor	2903 Winters Dr.
Kathy Andrews	2918 East 24 <sup>th</sup> Street
JoAnne Sidwell	2914 E. 24 <sup>th</sup> St.
Lee Page	2344 Winters Dr
Shirley Sugg	2315 Winters Dr.
Carol Null	2325 Winters Dr.
Thelma Marden	2920 E 24 <sup>th</sup> St
Anna Untch	2947 E 25 <sup>th</sup> ST
Flora Ann Rose	2913 Edwards
Jerry Rose	2913 Edwards

# VIOLENCE AGAINST WOMEN ACT POLICY

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## I. PURPOSE AND APPLICABILITY

The purpose of this policy (herein called “policy”) is to implement the applicable provisions of the violence against women and department of justice reauthorization act of 2005 (pub. L. 109-162) and more generally to set forth Granite City Housing Authority’s (GCHA) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by GCHA of all federally subsidized public housing rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

## II. GOALS AND OBJECTIVES

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by GCHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between GCHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by GCHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by GCHA.

## III. Other GCHA Policies and Procedures

This Policy shall be referenced in and attached to GCHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of GCHA’s Admissions and Continued Occupancy Policy. GCHA’s annual public housing agency plan shall also contain information concerning GCHA’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of GCHA, the provisions of this Policy shall prevail.

## IV. DEFINITIONS

As used in this Policy:

A. *Domestic Violence* – 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 cohabiting with or has cohabited 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.”

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) The length of the relationship.
  - (ii) The type of relationship.
  - (iii) The frequency of interaction between the persons involved in the relationship.

C. *STALKING* – MEANS –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (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;
- (C) *Immediate Family Member* - means, with respect to a person –
  - (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
  - (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

## V. ADMISSIONS AND SCREENING

A. *Non-Denial of Assistance.* GCHA will not deny admission to public housing rental assistance program to any person because that person is or has been a victim of domestic

violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

- B. *Admissions Preference.* Applicants for housing assistance from GCHA will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking]. Applicants that are certified victims pursuant to Article VII a preference of 3 points will be applied.

Adverse information provision:

- C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, GCHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, GCHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. GCHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

## **VI. TERMINATION OF RESIDENCY OR ASSISTANCE**

- A. *VAWA Protections.* Under VAWA, public housing residents rental assistance program have the following specific protections, which will be observed by GCHA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
  2. In addition to the foregoing, tenancy or assistance will not be terminated by GCHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the resident’s control, and the resident or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
    - (a) Nothing contained in this paragraph shall limit any otherwise available authority of GCHA to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the resident or a member of the resident’s household. However, in taking any such action, GCHA may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other residents.

- (b) Nothing contained in this paragraph shall be construed to limit the authority of GCHA to evict or terminate from assistance any resident or lawful applicant if GCHA, as the case may be, can demonstrate an actual and imminent threat to other residents or to those employed at or providing service to the property, if the resident is not evicted or terminated from assistance.
- (c) GCHA may evict a resident for any violation of a lease not premised on the act or acts of violence in question against the resident or a member of the resident's household, provided that the GCHA does not subject an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard than other residents in determining whether to evict or terminate. A victim resident who allows a perpetrator to violate a court order relating to the act or acts of violence is subject to eviction. A victim resident who allows a perpetrator who has been banned from GCHA property to come onto GCHA property, including but not limited to the victim's apartment and any other area under their control, is subject to eviction.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, GCHA, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the resident or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by GCHA. Leases used for all public housing operated by GCHA shall contain provisions setting forth the substance of this paragraph.

## **VII. VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING**

A. *Requirement for Verification.* The law allows, but does not require, GCHA to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a resident or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., GCHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by GCHA.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to GCHA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to GCHA 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 the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to GCHA, a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by GCHA to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of GCHA may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. Confidentiality**

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to GCHA in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All residents of public housing administered by GCHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

### **VIII. Transfer to New Residence**

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, GCHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing to a different unit in order to reduce the level of risk to the individual. A resident who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the resident or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the resident or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* GCHA will act upon such an application promptly
- C. *No right to transfer.* GCHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, the decision to grant or refuse to grant a transfer shall lie within the sole discretion of GCHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

### **X. COURT ORDERS/FAMILY BREAK-UP**

- A. *Court orders.* It is GCHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by GCHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

### **XI. RELATIONSHIPS WITH SERVICE PROVIDERS**

It is the policy of GCHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If GCHA staff becomes aware that an individual assisted by GCHA is a victim of domestic violence, dating violence or stalking, GCHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring GCHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. GCHA's

annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which GCHA has referral or other cooperative relationships.

## **XII. NOTIFICATION**

GCHA shall provide written notification to applicants, and residents concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

## **XIII. RELATIONSHIP WITH OTHER APPLICABLE LAWS**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

## **XIV. AMENDMENT**

This policy may be amended from time to time by GCHA as approved by the GCHA Board of Commissioners.

**CARBON MONOXIDE DETECTOR ACT**

Granite City Housing Authority has complied with the Carbon Monoxide Detector Act by installing a carbon monoxide tester in each apartment. The installation was completed prior to December 31, 2006.