

<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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1.0	<b>PHA Information</b> PHA Name: <b>Rockford Housing Authority</b> PHA Code: <b>IL 06-P022</b> 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): <b>10/2010</b>																										
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>1918</b> Number of HCV units: <b>1581</b>																										
3.0	<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																										
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 3:																											
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<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>A quality home is the Foundation of Society &amp; Community: Quality home life provides hope and the pathway to our goals. Responsible and respectful people deserve the opportunity to contribute to attaining a comfortable, quality home and neighborhood all can have pride in. RHA Partners with the Community and Responsible and Respectful Families to transform Houses into Homes. The Rockford Housing Authority-Quality People, Quality Homes, Quality Neighborhoods-For a Quality Rockford.</b>																										
5.2	<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 attached Exhibit 5.2 Goals and Objectives</b>																										
6.0	<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>See attached Exhibit 6.0 (a) PHA Plan Element Revisions</b> (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>The public may obtain copies of the Rockford Housing Authority 5-Year and Annual Plan at:          The Rockford Housing Authority          223 South Winnebago Street          Rockford, IL 61102 or on the internet at: <a href="http://www.rockfordha.org">http://www.rockfordha.org</a></b>																										
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>See attached Exhibit 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers</b>																										
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	<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 Exhibit 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report</b>																										

8.2	<p><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.</p> <p><b>See Exhibit 8.2 Capital Fund Program Five-Year Action Plan</b></p>
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>
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><b>See Exhibit 9.0 Housing Needs</b></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><b>See Exhibit 9.1 Strategy for Addressing Housing Needs</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.  <b>See Exhibit 10.0 (a) Progress in Meeting Mission and Goals</b></p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  <b>See Exhibit 10.0 (b) Significant Amendment and Substantial Deviation Modification</b></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> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

## Exhibit 5.2 Goals and Objectives

### **1) Maintain and strengthen financial viability.**

Achieve positive cash flow within each managed program and asset. This includes weaning the Central Office Cost Center from the use of diminishing Capital Funds to maximize its use for capital improvement to the full benefit of our developments. This may require a couple of years of transition to accomplish. The Asset Management Group may also enter into partnership with private firms to manage acquired affordable housing units added to the portfolio.

### **2) Develop Non-HUD income streams**

Development of Non-HUD income streams may involve developing partnerships with private entities through the use of tax credits and project based vouchers as well as other innovative financing vehicles. It may also include revenues from fee for service based professional property management services.

### **3) Through demolition, disposition, or a combination of redevelopment and demolition, transition our residents into modern affordable housing family developments.**

Develop a variety of housing options including mixed income housing, scattered site housing, homeownership options, tax credit projects, the utilization of project base vouchers and other innovative approaches which enhance quality of life and promote responsibility and accountability of our residents.

### **4) Upgrade the Scattered Site program**

Through rehabilitation, demolition, and the sale of properties that are not financially viable to maintain. Utilize the proceeds from the sale of obsolete assets to support and develop new rental units and a self-sustaining community enhancing homeownership program.

### **5) Upgrade and modernize the high rise and low rise buildings**

For developments that will be retained, creatively utilize a variety of grant funding sources to leverage investment capital including; Capital Fund, Energy Performance Contracting, Capital Fund leveraging, tax credits and HOPE VI.

### **6) Expand case management capabilities in our Resident Services Departments**

Target and acquire available grants for continued development of innovative approaches for aiding responsible residents to achieve increased self-sufficiency.

### **7) Require greater accountability for participants and landlords of all HCV programs**

Educate and train staff, participating and potential landlords in how existing HCV program regulations support stricter lease enforcement by landlords and lease compliance by participants to ensure that responsible and respectful participants are welcomed in every neighborhood.

Expand RHA's family self-sufficiency participation to demonstrate increased responsibility of participants to the community as more become self-supporting and free of all sources of subsidy.

### **8) Achieve greater accountability for public housing residents through strengthening lease enforcement and lease provisions as well as enhanced monitoring and training.**

### **9) Continue to improve efficiency and effectiveness of our work force through targeted training programs and hiring practices.**

### **10) Continue to focus on curb appeal of the exterior and interior of all of our developments.**

Focus staff on the importance of attention to detail in improving resident and public perception as well as our ability to effectively market our buildings. Monitor Dashboard Key Performance Indicators within the Asset Management Group (AMG) and report quarterly to the Board of Commissioners.

### **11) Provide a safe environment for our residents.**

Utilize lease enforcement, pre-lease screening, as well as private and city security efforts to screen out or remove from tenancy those who are irresponsible and / or disrespectful with respect to the lease, vision and mission objectives.

All programmatic efforts for families are to be focused on measures that will aid families to develop abilities necessary to move up and out of public housing.

## **Exhibit 6.0 (a) PHA Plan Element Revisions**

### **1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

#### **PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

The Rockford Housing Authority Admissions and Occupancy Plan (ACOP) and the Section 8 Administrative Plan are updated periodically as necessary. To obtain a copy of the most recent version of these documents, please visit the Rockford Housing Authority website <http://www.rockfordha.org>.

A summary of the changes made to the ACOP and the RHA Residential Lease since the submission of the last PHA Agency Plan is provided in **Attachment F–ACOP Summary of Changes and Attachment G– Lease Changes**.

Summary of changes made to the Housing Choice Voucher Administrative Plan since the last submission of the last PHA Agency Plan is listed below;

4/12/2009 The Housing Choice Voucher Administrative Plan will include the regulations of the Project Based Administrative Plan to correlate with the practice and procedures of HUD.

6/15/2009 A family member will be considered to have been continuously employed even if that family member has experienced a break in employment, provided that the break in employment did not exceed 90 calendar days and has been the only break in employment within the past 12 calendar months and no fault of the family.

9/10/2009 Contract Administrator for the Veteran Affairs Supportive Housing (VASH) Program.

10/12/2009 The PHA will not conduct interim reexaminations when families have an increase in income but will conduct interim exams when there is a change in source of income (job change) or on zero income.

At anytime the PHA may conduct an interim re-examination of family income and composition: If there is an increase of income of \$3500 or more annually it must be reported. An interim reexamination may be scheduled for families with zero income “periodically”.

If HUD awards RHA program funding that is targeted for specifically named families, the PHA will admit these families under a special Admission procedure. Special admissions families will be admitted outside of the regular waiting list process.

The following are examples of the types of program funding that may be designated by HUD for families living in a specified unit:

1. A family displaced because of demolition or disposition or revitalization of a Public or Indian Housing Development.
2. A non-purchasing family residing in a HOPE 1, HOPE 2, and a HOPE VI Project.

11/19/2009 Revised the Section 8 Housing Choice Voucher Payment Standards: 0 BR-\$596, 1 BR-\$672, 2 BR-\$852, 3 BR-\$1114, 4 BR-\$1147, 5 BR-\$1318

## Exhibit 6.0 (a) PHA Plan Element Revisions (continued)

### 2. Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	\$6,970,152	
b) Public Housing Capital Fund 110	\$3,213,959	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$10,765,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$379,508	PHSS
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Recovery & Reinvestment Act of 2009 (Stimulus)	\$1,425,320	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP- #501-07	\$194,423	
CFP- #501-08	\$1,185,382	
CFP- #501-09	\$3,163,959	
CFP- #501-09 RHF	\$135,903	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$2,243,270</b>	
<b>4. Other income (list below)</b>		
PH FSS Coordinator	\$66,955	PHSS
Graduation Incentive	\$43,500	
HCV FSS Coordinator	\$126,084	
Neighborhood Networks	\$288,151	
<b>5. Non-federal sources (list below)</b>		
Rock River Training-Workforce Conn.	\$28,000	
<b>Total resources</b>	<b>\$30,229,566</b>	

## Exhibit 6.0 (a) PHA Plan Element Revisions (continued)

### 3. Rent Determination

No revisions

### 4. Operations and Management

#### A. PHA Management Structure

Organizational Chart- See Attachment B.

#### B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 10/1/09	Expected Turnover
Public Housing	1552	460
Section 8 Vouchers	2021	150
Section 8 Enhanced Valley View	45	10
Section 8 Mod Rehab	313	50
Special Purpose Section 8 Certificates/Vouchers (list individually)	24	5
Other Federal Programs Public Housing FSS Coordinator	51	5
Home Ownership Choice Vouchers	19	2
CGP	2005	NA
Service Coordinator	648	On going program
Section 8 FSS Coordinator	119	12
Neighborhood Network	Avg. 597 per month	0

## Exhibit 6.0 (a) PHA Plan Element Revisions (continued)

### 5. Grievance Procedures

No revisions

### 6. Designated Housing For Elderly and Disabled Families

The Rockford Housing Authority will likely apply for designation of housing for elderly and disabled families at the following property in the upcoming year contingent upon the outcome of the redevelopment planning process currently underway:

IL022005152P Brewington Oaks

Designation type: Near Elderly and Disabled

Application Status: Not yet submitted

Date for Planned Submission: 2011

Number of Units Affected: 1-418 (minimum and maximum respectively)

### 7. Community Service and Self-Sufficiency

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
Boys & Girls Clubs	260	Voluntary	Blackhawk & Orton Keys	Both
Crisis Intervention	As needed	Voluntary	All RHA	Both
ESL	53	Voluntary	Fairgrounds	Both
Fairgrounds Academy	20	Voluntary	Fairgrounds	Both
GED	81	Voluntary	Blackhawk	Both
Health Fairs/Flu Clinics	100 pr yr	Voluntary	All RHA	Both
Homeownership Classes	20	Voluntary	Main office & Family Credit Counseling	LIPH
Love Inc-Paper Angels	30 per mo	Voluntary	Midvale-Low Rise	LIPH
Money Smart Workshop	60	Voluntary	All RHA	Both

Neighborhood Network Center	285 per mo	Voluntary	B.O./Fairgrounds Or.Key/RHA	Both
Opportunity, Career, & Employment Fairs	120	Voluntary	B.O./Fairgrounds Or.Key/RHA	Both
Outreach/Case Management	200 per mo	Voluntary	High & Low Rises	LIPH
Resident Council Training	35 a yr	Mandatory	Central Office	LIPH
ROSS I	81 per yr	Voluntary	All RHA	LIPH
ROSS II	65	Voluntary	All Developments	LIPH
Blackhawk School Age Clinic	94 a mo	Voluntary	Blackhawk	Both
Summer Food Program	130	Voluntary	Fairgrounds/Orton Keys	Both
Transportation	As needed	Voluntary	GED classes, Life skills, trips/special events Opp & job fairs	Both
Work First/Work Experience	4 residents Per yea	Mandatory	Central Office All Developments	
Success X's 3	77 a yr	Voluntary	RVC/RKFD College	Both
			Rasmussen/Business	

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	4	58 of 09/30/09
Section 8	116	113 as of 09/30/09
WCHA Section 8	0	30 as of 9/30/09

## **Exhibit 6.0 (a) PHA Plan Element Revisions (continued)**

### **8. Safety and Crime Prevention**

The RHA takes resident safety seriously and has a comprehensive plan for each of our public housing property sites. We have incorporated a very aggressive applicant screening process for future residents. This screening process is intended to stop housing applicants with criminal history, outstanding debts to utility companies, and prior housing evictions.

Because of serious crime that occurs in some of our neighborhoods we employ an aggressive approach to counter it. We are in daily contact with the Rockford Police Department to ensure that any criminal activity is noted and proper corrective action is taken. We are working with the Rockford Police Department to strengthen communication and review any criminal background information that could indicate any of our residents who may be in violation of their lease. We also employ private security and direct substantial monetary resources to this effort. We meet with Resident Counsels to discuss community policing and neighborhood watch programs. In addition to all these efforts, we are utilizing camera monitoring systems at several locations based on criminal occurrences and trends.

### **9. Pets**

See Attachment H-  
Summary of ACOP changes; Chapter 13

### **10. Civil Rights Certification**

No changes

### **11. Fiscal Year Audit**

There were no reportable findings for the fiscal year ended September 30, 2009. Audit conducted by SVA certified public accountants, S.C.

### **12. Asset Management**

**Procurement Plan changes due to ARRA.-** See Attachment A.

**List of Resident Advisory Board Members-** See Attachment C

**Carbon Monoxide Act**

The Rockford Housing Authority installed combination Smoke and Carbon Monoxide detectors in 2008 to comply with 527 CMR 31.00 in all required common areas and residential units. The Housing Authority also complies with section 31.07 with no less than annual inspections of each detector. All detectors that are battery operated have their batteries replaced annually.

Current procedures in place:

Housing Choice Voucher (HCV) Program:

- ✓ Carbon Monoxide forms are signed at each move in; and,

Low Income Public Housing (LIPH)

- ✓ A notice was sent to all resident on November 6, 2008 notifying them of the new law and subsequent installation; and,
- ✓ Inspections of the detectors have been incorporated into each unit inspection.

### **13. Violence Against Women Act**

The Rockford Housing Authority refers victims of domestic violence, dating violence, sexual assault or stalking to other agencies within the area such as WAVE of Winnebago and Boone Counties. RHA currently has a staff member with extensive experience in this area and plans on conducting some workshops on this in the future. A new lease was signed for all public housing residents that went into effect May 1, 2010. Therefore, lease signings were held and this Act was discussed as part of that process at each site.

The current procedures in place for the Housing Choice Voucher (HCV) Program:

- ✓ Each voucher participant is notified in writing; and,
- ✓ Violence Against Women notices are signed during recertification appointments

## **7. Exhibit 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.** The RHA applied for the HOPE VI Revitalization grant in November of 2009. We received notice that we were not selected for funding on May 28, 2010. We will regroup and apply for the next round of HOPE VI funding in 2010. This will provide a mixed finance development for seniors and persons with disabilities. The proposed revitalization of Brewington Oaks also includes the land where the former Jane Addams Village public housing development once stood prior to being demolished in 2008. We received the approval on the preliminary 9% Tax credit application for \$5,604,835 for the Jane Addams Park Apartments. A full application was submitted to IHDA in May proposing to build 38 units of housing for the disabled on this site. Off-site housing which includes a homeownership component is also a part of the overall Hope VI plan.

The RHA has applied for Public Sector Electric Efficiency program funds through DCEO and has received the approval to proceed. Rebate funds will be received to reimburse the expense of replacing lighting in three high rises, namely Park Terrace, North Main Manor, and Olesen Plaza. We will apply for year 3 of the Public Sector Electric Efficiency program for the low rises. The Ameresco energy performance project will need to be studied further since the RHA was not awarded Capital Fund Recovery funds under the green communities initiative last year.

A development partner has been selected for the Fairgrounds Valley family development (IL022000007P-210 units), in 2010. The RHA will now work with the developer to strategize what financing opportunities will be targeted. Choice Neighborhoods, tax credits and other financing options will be considered.

The RHA continues to work on the Jane Addams consent decree dated 1/24/08 to provide 77 units of Replacement Housing through a combination of (1) construction of new, acquisition, and redevelopment of existing property for mixed-income housing (that includes public housing, affordable housing (which includes tax credit housing) and /or market rate housing) (2) construction and acquisition of property for scattered-site public housing units, and (3) redevelopment of existing privately owned units by converting tenant protection vouchers into project-based Section 8 housing. Initial discussions have begun to determine how to structure the financing.

The first increment of Replacement Housing Factor funds (RHF109) was received and will be utilized in the Brewington Oaks/Jane Addams redevelopment.

- (b) **Demolition and/or Disposition.** RHA completed planning meetings in 2009 with residents and community stakeholders at Brewington Oaks/Jane Addams (IL02200005152P – 418 units). It was determined that both towers would remain and be redeveloped and the unit count would be reduced from 418 units to 226 units. The HOPE VI plan also proposes to demolish 53 scattered site developments and rebuild 30 single family rental and homeownership units in their place. The RHA will also proceed with submitting a demolition and /or disposition application to HUD in 2010. A second review of the scattered site list was completed and the units were identified. Approximately 50 are being considered for 2010 to demolish and/or sell based on the backlog of deferred maintenance and/or undesirable locations.

The city of Rockford is rebuilding the Morgan Street Bridge and making major road improvements to College Avenue. RHA will submit an application to dispose of some of the land at College and

Seminary, allowing the city to make these improvements. The property at 331 College Ave, 421 College Ave., and a portion of 502 Seminary Street will be sold to the City of Rockford for at least fair market value.

Habitat for Humanity approached RHA about donating some property that Habitat could use for future homeownership units for qualified low-income persons. RHA would like to partner with Habitat and will submit a disposition application for four scattered site properties located at 3508 and 3513 Sunnyside Avenue, 3515-19 Montrose Avenue, and 1405 Charles Street.

- (c) **Conversion of Public Housing.** Property appraisals and viability analyses began in 2008 for all RHA developments. Further assessment will need to take place to determine if voluntary conversion to project based assistance would be feasible for Blackhawk or Orton Keyes. Plans to redevelop Brewington and Fairgrounds will take first priority using a mixed financing approach.
  
- (d) **Homeownership.** The RHA may apply for HUD approval of a portion of the Scattered Sites in 2010-11.
  
- (e) **Project-based Vouchers.** In 2010, the RHA intends to apply for project-based vouchers for the redevelopment of Brewington Oaks high rise development (IL0220005152P – 418 units) and/or Fairgrounds Valley (IL022000007P – 210 units) not to exceed 200. Additionally, the RHA intends to utilize up to 77 project-based vouchers as new development for replacement units under the Jane Addams consent decree. These units will be targeted in areas of low poverty (less than 14%) and in areas that offer more opportunities to residents while implementing green building technology and design features. This strategy is consistent with the guiding principles included in the RHA 2009-2014 Strategic Plan that promotes deconcentration of poverty and develop, acquire or rehabilitate affordable housing utilizing recycled or “green” building products and environmentally friendly building designs to the maximum extent feasible.

## Public Housing Asset Management Table

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
IL022000001P Blackhawk Courts	196	See Exhibits 8.1 & 8.2	Under Review for potential redevelopment utilizing mixed-financing or conversion.	NA	NA	Candidate for Voluntary Conversion in 2010/2011.	NA	See Attachment B.
IL022000003P Orton Keys	175	See Exhibits 8.1 & 8.2		NA	NA	NA	NA	See Attachment B
IL022000414P Park Terrace	183	See Exhibits 8.1 & 8.2 Invest Capital Funds to Renovate	DCEO rebate for energy reduction measures.	NA	NA	NA	NA	See Attachment B
IL022005152P Brewington Oaks	418	See Exhibits 8.1 & 8.2	To be redeveloped in 2010/2011 utilizing mixed-financing. HOPE VI application may be submitted in 2010.	Under review for potential demolition and/or disposition in 2010.	NA	Candidate for Voluntary Conversion in 2010.	NA	See Attachment B
IL022000006P North Main Manor	187	See Exhibits 8.1 & 8.2 Invest Capital Funds to Renovate	DCEO rebate for energy reduction measures.	NA	Elderly Only Designation	NA	NA	See Attachment B
IL022000007P Fairgrounds Valley	210	See Exhibits 8.1 & 8.2	To be redeveloped in 2010/2012 utilizing mixed-financing. HOPE VI or Choice Neighborhood grant application to be submitted in 2010-11.	Under Review for potential demolition and/or disposition in 2010/2011.	NA	Candidate for Voluntary Conversion in 2010/2011	NA	See Attachment B
IL022000020P	147	See Exhibits 8.1 & 8.2		Under Review for	NA	NA	Under	See

Scattered Sites West		Invest Capital Funds in units identified for long-term retention in portfolio		demolition and/or disposition of approximately 25 units in 2010.			review for PH Home-ownership Pgm	Attachment B
IL022000009P Olesen Plaza	151	See Exhibits 8.1 & 8.2 Invest Capital Funds to Renovate		NA	NA	NA	NA	See Attachment B
IL022000021P Scattered Sites East	154	See Exhibits 8.1 & 8.2 Invest Capital Funds in units identified for long-term retention in portfolio		Demolition and/or Disposition of approximately 25 units in 2010.	NA	NA	Under review for PH Home-ownership Pgm	See Attachment B
IL022000414P Low Rises	100	See Exhibits 8.1 & 8.2		NA	Disabled Only Designation	NA	NA	See Attachment B

## **Exhibit 9.0 Housing Needs**

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

According to the Rockford Department of Community Development's 2009 Analysis of Impediments to Fair Housing Choice, Rockford's housing stock grew from 63,607 units to around 66,400 units or by about 2,800 units from 2000 through 2007. Given this large expansion of the housing stock occurring at the same time that the population rose by 4,213 people, it appears that the new residents comprised only 1.5 persons per household or that housing unit production outpaced new household formation.

At the time of the decennial census, vacant units represented 4,406 units, a relatively large portion of the entire housing stock. Data on the disposition of this stock indicate that 48.5 percent of units were for rent, 20.6 percent of units were for sale, 7.2 percent of units were rented or sold but unoccupied, and 4.9 percent of units were available for seasonal, recreational or occasional use. However, nearly 20 percent of vacant units were classified as "other vacant" units. Other vacant housing includes units that have been abandoned or boarded up, as well as unsuitable or unavailable empty housing units and are likely to contribute to blight.

The unemployment rate in Winnebago County at the end of 2008 was 12.0 percent, nearly twice that of the national figures, and it grew at an appreciably faster rate than seen nationally. Average earnings per job and per capita income were at least \$7,000 less than national averages, and this disparity expanded in recent years.

Additionally, prices for rental property were also relatively low. The average rent for a 1- bedroom unit in Rockford was \$460 in January 2009, and the average rent for a 5- bedroom rental unit was \$869.

The greatest need to those on the waiting list is relief from the cost burden. Per the 2000 census data, 17.7 percent of renters experienced a cost burden and 16.7 percent has a severe cost burden in 2000. Cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. People who experience a severe cost burden are at risk of homelessness. For example, cost-burdened renters who experience one financial setback are likely to have to choose between rent and food or rent and healthcare for their family.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,905		
Extremely low income <=30% AMI	1,758	92%	
Very low income (>30% but <=50% AMI)	119	6%	
Low income (>50% but <80% AMI)	28	2%	
Families with children	1,176	53%	
Elderly families	40	2%	
Families with Disabilities	163	7%	
Race/ethnicity W	548	28%	
Race/ethnicity B	1,351	72%	
Race/ethnicity A	1	0%	
Race/ethnicity Other	5	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	587	31%	
2 BR	833	44%	
3 BR	304	16%	
4 BR	121	6%	
5 BR	39	2%	
5+ BR	21	1%	

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

If yes: Brewington Oaks A & B, Scattered Sites West=2 Bdr., Scattered Sites East= All Bdrs.

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 8 MOS FOR BREWINGTON. S/S IS ALWAYS CLOSED.

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

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

## Exhibit 9.1 Strategy for Addressing Housing Needs

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

### **Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)  
Complete the relocation efforts of the former Jane Addams residents who elected to participate in the Housing Mobility Program  
Implement Housing Mobility Program as a permanent part of the Section 8 Program

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

### **(2) Reasons for Selecting Strategies**

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

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

## **Exhibit 10.0 (a) Progress in Meeting Mission and Goals**

### **ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**Rockford Housing Authority Profile** – The Rockford Housing Authority currently manages 1918 units of Low Income Public Housing located in nine developments throughout the City of Rockford. The Rockford Housing Authority’s non-profit affiliate, the Rockford Housing Development Corporation (RHDC), owns a 216 unit multi-family Section Eight property known as Concord Commons Apartments. The RHDC has hired a private management firm to manage the development.

The Rockford Housing Authority also administers a Housing Choice Voucher program with a jurisdiction to contract with landlords within the city limits of Rockford. The Housing Choice Voucher program serves approximately 1800 families through several HCV programs including; tenant based assistance, project based developments and a project based “Moderate Rehabilitation” program.

Overall the Rockford Housing Authority and the Rockford Housing Development Corporation owns and/or administers affordable housing, which serves approximately 3.25% of Rockford’s population. In addition our housing stock and HCV assistance programs comprise approximately 9.5% of the Rockford rental housing market.

### **Objectives for FY2010**

The Rockford Housing Authority developed a “Strategic Plan” which included a new vision and mission statement 2009-2014. It contains a long term strategy for converting the Rockford Housing Authority’s obsolete housing stock into new affordable housing opportunities. This will be accomplished by identifying developments, which are no longer cost effective to manage and/or are not serving the needs of our residents. Multi-family properties such as Brewington, Fairgrounds Valley and Concord Commons are all considered candidates for potential redevelopment activities in the upcoming year. Partnerships with the private sector are considered key components in the redevelopment process. The RHA will explore mixed-income and mixed-financing options to accomplish these goals. Timelines will be developed for transitioning these developments, either through demolition or redevelopment, into more viable housing. Resident relocation efforts will include mobility counseling services designed to encourage residents to move to opportunity areas within the City where poverty rates are lower and there are better employment, schools and transportation options.

High Rise buildings designed for the elderly and persons with disabilities will also be assessed with timelines for upgrading, redeveloping and/or modernizing their appearance and functionality. Our “scattered site” housing will be analyzed from an asset management perspective as to each unit’s cost effectiveness and viability.

The ultimate goal of the strategic planning process was to identify housing developments and housing stock, which no longer provides a quality living environment for our residents and is determined to be no longer economically viable. We have identified Brewington Oaks and Fairgrounds as developments that we will seek to create alternative housing options. Emphasis will be placed on providing quality living environments to responsible residents with the availability of programming,

which offers opportunities for developing self-sufficiency and economic independence. We intend to accomplish these goals through a variety of creative ventures including public/private partnerships, tax credit programs, Capital Fund bond financing, HOPE VI applications (if the program is available), project based Section Eight, and other funding and affordable housing resources to be determined.

## Progress on Mission

The strategic planning process was completed and Authority management began to use it as the roadmap for future development. Significant progress has been made towards redevelopment efforts for two of our most distressed properties; Brewington Oaks and Fairgrounds. For both; extensive stakeholder discussions were held with multiple focus group sessions. For Brewington financing plans have been developed and grant applications await approval. For Fairgrounds a developer was recently named and we expect to solidify a vision in the coming year for the development.

## Progress on Goals

### 1) Maintain and strengthen financial viability.

Progress: All sites cash-flowed in FY 2009. The Central Office cost center did not use capital funds in 2009. We budgeted less than 20% of capital funds for operations and will continue to wean away from using these funds for operations at the sites. We have received our first installment of the Replacement Housing Funds (RHF) from Jane Addams. We will utilize these funds and future funding year funds into the redevelopment of Brewington Oaks and the Jane Addams site. We will apply for future RHF as permitted.

### 2) Develop Non-HUD income streams

Progress: An IHDA 9% tax credit application has been submitted to IHDA on May 17, 2010. We will explore ways to utilize/leverage NSP II dollars for the Fairgrounds neighborhood. We have currently entered into a lease with Benedictine University to rent some unused office space in the central office building which will provide some additional income.

### 3) Through demolition, dispositions, or a combination of redevelopment and demolition, transition our Residents into modern, affordable housing family developments.

Progress: A site plan has been selected to redevelop Brewington Oaks. The plan will reduce the number of units from 418 units to 226 units. A developer has been selected for Fairgrounds.

### 4) Upgrade the Scattered Site program

Progress: We are working on finalizing a demolition and disposition plan. We are partnering with Habitat to transfer some of our sites to them. This will create a win-win situation and we will continue to look for other potential partners that we could work with as well. We utilized ARRA funds to complete over 1.4 million in improvements to those scattered sites that we have identified that we will maintain. These improvements consisted of roof replacement, window replacement, siding replacement, driveways, sidewalks, and landscaping. All of the funds have been obligated and 70% have been expended.

### 5) Upgrade and modernize the high rise and low rise buildings

Progress: We are under contract with "stimulus" funding that is being used for exterior renovation, energy improvements, parking lots, and first floor renovations that include the community rooms. All the funds have been obligated and 70% have been expended.

### 6) Expand case management capabilities in our Resident Services Departments

Progress: We have applied for a grant to allow us to provide a service coordinator for each development and will continue to explore other funding opportunities. We are also in the process of forming a Non-profit. This includes applying for the 501C3 status and creating and selecting a Board of Directors.

- 7) Require greater accountability for participants and landlords of all HCV programs  
Progress: The first step to accountability has been with the increased frequency in the review of backgrounds for criminal activity. We continue to improve our efforts with the Housing Mobility program. We required a mandatory Fair Housing Training. We also held training for tenant and landlord relationships. We will continue to focus on increased participation in our programs that help our residents become independent.
- 8). Achieve greater accountability for public housing residents through strengthening lease enforcement and lease provisions as well as enhanced monitoring and training.  
Progress: We held informative meetings at each site to fully discuss the changes that were made to the ACOP and the Lease. The changes will hold each tenant more accountable and will monitor their community service hours as well as track any criminal activity through regular background checks.
- 9). Continue to improve efficiency and effectiveness of our work force through targeted training programs and hiring practices.  
Progress: We utilize a third party professional employment agency for outside hires. We began a tuition reimbursement plan for the management staff.
- 10) Continue to focus on curb appeal of the exterior and interior of all of our developments.  
Progress: We have increase efforts of monitoring by management. We have established benchmarks that meet or exceed the private market.
- 11) Provide a safe environment for our residents.  
Progress: We have improved our screening process to include a nationwide search on criminal activity. We complete credit checks that report on past due utilities. This increased screening has reduced the number to applicants that pass the prescreening process. We are establishing standards and tracking and measuring activity and reporting this to the Board with graphs and charts.

## **Exhibit 10.0 (b) Significant Amendment and Substantial Deviation Modification**

The Rockford Housing Authority (RHA) will modify this plan in accordance with the requirements for Significant Amendments to the PHA Plan whenever a substantial deviation occurs.

A substantial deviation is defined as any occurrence, which meets one or more of the following criteria:

- Any changes to the organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund Program or;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The requirements for Significant Amendments or Substantial Deviations/Modifications to the PHA Plan are set out below:

- The RHA will consult with the Resident Advisory Board (RAB);
- The RHA will ensure consistency with the Consolidated Plan of the jurisdiction;
- The RHA will provide for a review of the amendments/modifications by the public during a 45-day public review period;
- The RHA shall not adopt the amendment or modification until the RHA has duly called a meeting of its Board of Directors which shall be open to the public and;
- The RHA shall not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures.

## **Exhibit 11.0 Required Submittals**

- (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*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet*
- (f) Resident Advisory Board (RAB) comments.  
- See Attachment D
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged  
- See Attachment E

## Attachment C. List of Resident Advisory Board Members

Name of the Resident Association	Contact Person	Address, City, & State
H.O.M.E. Board	Goldie Carpenter, Pres.	515 Seminary St. Apt 914B, Rockford, IL 61104
H.O.M.E. Board	Thomas Mc Caffery, Treas.	515 Seminary St. Apt 1104B, Rockford, IL 61104
H.O.M.E. Board	Kevin Bowden, V.Pes	505 Seminary St. Apt. 416A, Rockford, IL 61104
H.O.M.E. Board	Donna Davis, Secretary.	515 Seminary St. Apt 1105B, Rockford, IL 61104
H.O.M.E. Board	Donald Johnson, Pres.	1000 Chamberlain Apt 314, Rockford, IL 61107
H.O.M.E. Board	Carletta Sockwell, V.Pres.	1000 Chamberlain Apt 1112, Rockford, IL 61107
H.O.M.E. Board	Sandra Rankin, Treas.	1000 Chamberlain Apt 710, Rockford, IL 61107
	Theresa Carlson, Pres..	505 N. Main St. Apt. 204, Rockford, IL 61103
H.O.M.E. Board	Fran Jones, Treas.	505 N. Main St. Apt. 707, Rockford, IL 61103
H.O.M.E. Board	Sally Myers, V. Pres..	505 N. Main St. Apt. 910, Rockford, IL 61103
H.O.M.E. Board	Susan Isenthaler, Sec.	505 N. Main St. Apt. 415, Rockford, IL 61103
H.O.M.E. Board	Rita Guidi, Pres.	511 N. Church St Apt 306, Rockford, IL 61103
H.O.M.E. Board	Alice Jenkins, Treas.	511 N. Church St. Apt 202 Rockford, IL 61103
H.O.M.E. Board	Johnny Simmons, Pres.-Home Board	511 N. Church St. Apt 512, Rockford, IL 61103
	Joyce Oliveri, Sec	511 N. Church St. Apt 1410 Rockford, IL 61103
H.O.M.E. Board	Joyce Meeks, Pres.	4124 Harrison Ave Apt. 305, Rockford, IL 61108
H.O.M.E. Board	Sharon Kitsemble, Treas.	4124 Harrison Ave Apt 303 Rockford, IL 61108
H.O.M.E. Board	Yvonne Fonseca, V.Pre.	4124 Harrison Ave Apt 214 Rockford, IL 61108
H.O.M.E. Board	Carolyn Chavis, Sec	4124 Harrison Ave Apt. 314, Rockford, IL 61108
H.O.M.E. Board	Jackline Leu, Treas.	5410 Midvale Dr. Apt 200, Rockford, IL 61108
H.O.M.E. Board	Nancy McWhirter	5410 Midvale Dr. Apt. 210, Rockford, IL 61108
H.O.M.E. Board	John Tyler, Pres.	5410 Midvale Dr. #108, Rockford, IL 61108

## **Attachment D. Residents Comments and Minutes from the Public Hearing**

<h1><b>Rockford Housing Authority</b></h1>
--------------------------------------------

**TO: File**  
**FROM: John Cressman, Executive Director**  
**DATE: June 10, 2010**  
**SUBJECT: PHA Public Hearing – 2:00 p.m. –1<sup>st</sup> Floor Conference Room**

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John Cressman, Executive Director, welcomed everyone to the Public Hearing of our 5-Year and Annual PHA Plan. John explained that this is a process we must do to show the direction our housing authority is headed towards in the next five years. At this point, John introduced Vicky Pruitt, our Redevelopment Project Manager.

Vicky explained our goals for the housing authority which are:

1. To maintain and strengthen our viability.
2. Develop other sources of income.
3. Apply for Energy Grants.
4. Renting out space in the Central Office building.
5. Brewington Oaks – We did not receive the HOPE VI Grant, however we have hired Gorman & Co. to assist us in seeking state tax credits.
6. We are also seeking grant funds to redevelop Fairgrounds Valley.
7. We will be upgrading our Scattered Sites, our high rises and also our Low Rise buildings.
8. We will expand our Case Management for Resident Services with greater accountability for landlords, Section 8 residents and Public Housing residents.
9. Focus on curb appeal with increased staff to provide a safe environment for our residents.

Vicky closed by introducing Paul Lindstrom, our Modernization Coordinator, to discuss our ARRA monies received this year and our plans for our Capital Funds. Paul began by explaining that we can move monies around through fungability for emergencies, etc. We received 4 million in Stimulus money that needed to be obligated in a very short time, however it did not allow for any extras, such as change orders or contingency. If there was a shortfall with a contract on the ARRA, the monies had to be moved out of the Capital Funds to cover these amounts. This left our Capital Funds short at many sites this year however, if the work did not get done this year, it will be completed in the next grant year. Paul went through the budget for the work planned at our sites in the next year. Paul opened up the conversation for any questions from the residents.

- Q. Why are you not doing some work at our Fairgrounds Valley?
- A. We are not supposed to budget large amounts of money at sites where we have plans to redevelop, however we will take care of emergencies.
- Q. A resident from Park Terrace asked why their water was brown coming from the faucet?
- A. New water lines will be going in at Park Terrace in the 8 and 9 lines. At that time you will receive a 90 day notice to relocate elsewhere in the building while this work is going on. When it is completed, you will be able to move back in.
- Q. Will we get new heater controls at Park Terrace?
- A. Yes, if the Danfoss control in your apartment is not working correctly, we will see that a new one is installed.

Paul stated that we have several projects in progress at this time; the weatherization of North Main Manor, Olesen Plaza, Interior Renovation of our Low Rises, and upgrading the lighting in the hallways of our high rises. Scattered Sites have received new windows, siding, sidewalks, and driveways and the exterior of our Low Rise buildings have been renovated.

John closed the meeting, thanking everyone for comments and suggestions. There were 18 residents and 6 RHA staff attending.

Attending:

Joyce Oliveri	511 N. Church St.
Laura Wright	511 N. Church St.
Alice Jenkins	511 N. Church St.
Bev Danca	1000 Chamberlain St.
Kathie Keegan	511 N. Church St.
Sharon Kitsemble	4124 Harrison
Marcus Nunez	1000 Chamberlain
Susan Boyd	1000 Chamberlain
Paul Lindstrom	RHA
Michelle Alexander	RHA
Annie Bershell	1000 Chamberlain
Donald Johnson	1000 Chamberlain
Jeri Billo	RHA
John Cressman	RHA
Barbara Taylor	1000 Chamberlain
Marian Peters	511 N. Church St.
Dorsey Thompson	RHA
William Mc Afee	511 N. Church St.
Ann Higgins	RHA
Lenor Thomas	1000 Chamberlain
Jean Collins	1000 Chamberlain
Michelle Jordan	1000 Chamberlain
Shirley Williams	4124 Harrison

Notes by jbillo

## **Attachment E. Challenged Elements of the RHA Plan**

There were no challenges presented in regards to this PHA Plan.

## **Attachment F. ACOP – Summary of Changes/Revisions**

### **Chapter 1 – Statement of Policies and Objectives**

Updates/Additions: Reasonable Accommodations Policy  
Assistance Animals  
Translations of Documents  
Posting Required Information  
PHAS Objectives

### **Chapter 2 – Eligibility for Admission**

Updates/Additions: Criteria for Admission  
Joint Custody of Children  
Live-In Aides  
Personal Care Assistant  
Verification of Social Security Numbers  
Mixed Families  
Payment of Bad Debt  
Permanently Denied/Sex Offenders

### **Chapter 3 – Applying for Admission**

Updates/Additions: Application Process  
Supplemental Information to Application  
Where to Apply  
Opening and Closing the Waiting List  
Requirement to Attend Interview

### **Chapter 4 – Establishing Preference and Wait List**

Updates/Additions: Site Base Waiting List  
Waiting List Management  
Preferences/Preference Denial  
Changes in Circumstance Prior to and After Unit Offer  
Order of Selection

### **Chapter 5 – Occupancy Guidelines/Continued Occupancy**

Updates/Additions: Resident Assignment Plan  
Determining Unit Size

**Continued Occupancy:** Who is allowed to Occupancy of the Unit  
Absences of Family Members or Entire Family

**Continued Occupancy:** Caretaker for Children  
Remaining Family Members  
RHA's Visitors Policy  
The Lease  
The Rent  
Resident Schedule of Service Charges  
Annual Re-examination  
Annual Criminal Background Checks  
Interim Re-examinations  
Inspections  
Resident-Paid Utilities  
Appliances  
RHA Entry of Premises during Tenancy  
Emergency Repairs  
Key Control  
Trash Disposal  
Screen Doors  
Window Treatments  
Wading Pools  
Parking  
Vehicle Policy  
Gardening  
Notice Procedures  
Community Service & Economic Self-Sufficiency  
Accessible Units  
Assisted Animals for Residents with Disabilities  
RHA Pet Policy  
Pet Rule Violation Procedure  
Over-Housed/Under Housed  
Termination of the Lease  
Move-Out  
Notice of Eviction  
Grievance Procedure and Requirements

## **Chapter 6 – Factors Related to Total Tenant Payment Determination**

Updates/Additions: Hardship Policy  
Flat Rents  
Mandatory Earned Income Disregard  
Training Programs Funded by HUD  
Minimum Income  
Asset and Asset Income  
Contributions to Retirement Funds  
Disability Assistance Expense  
Medical Expense  
Family Choice of Rents

## **Chapter 7 – Verification Procedures**

Updates/Additions: Number of Attempts to Obtain Third-Party Verifications  
Enterprise Income Verification (EIV)

Third Party Written Verification  
Acceptable Participant-Provided Documents  
Untimely Receipt of Third-Party Verification  
Release of Information  
Income from Assets  
Slit Households/Domestic Violence

## **Chapter 8 – Recertification**

Updates/Additions: Eligibility For Continue Occupancy  
Annual Recertification  
Transfers That Occur Around Annual Recertification  
Completion of Annual Recertification  
Recertification by Mail – As a Reasonable Accommodation  
Home Visits – As a Reasonable Accommodation  
Collection of Information  
Requirements to Attend  
Failure to Respond to Notification to Recertify  
Verification of Information  
Criminal Record Checks on Existing Residents  
Changes in the Rent- Increases/Decreases  
Household Composition /Reporting Changes  
Remaining Family Member/Retention of Unit  
Changes in Unit Size  
Income – Increases/Decreases  
Continuance of Assistance for “Mixed” Families

## **Chapter 9 – Lease Termination Procedures**

Updates/Additions: Termination by Resident  
Termination by RHA  
Notification Requirements  
Timing of the Notice  
Consideration of Circumstance

## **Chapter 10 – Transfer Policy**

Updates/Additions: Transfers from an Accessible Unit  
Resident Initiated Transfers  
Transfer Vacate Charges  
Transfers to Scattered Sites

## **Chapter 11 – Physical Condition and Inspection Standards**

Updates/Additions: Types of Inspections  
RECA Standards  
Determination of Responsibility

## **Chapter 12 - Self-Sufficiency and Community Service**

Updates/Additions: ROSS Program

Identifying Family Needs  
Community Service Family Obligations  
Community Service RHA Responsibilities  
Community Service Annual Recertification Review  
Community Service Verifications  
Non-Compliance of Family Members  
Monitoring and Sanctions against RHA

### **Chapter 13 – RHA Pet Policy**

**Was Appendix “D” we have developed a chapter which includes the policy**

Updates/Additions: Registration of Pets  
Reasonable Accommodation for Assistance Animals  
Pet Deposits and Limitations  
Prohibited Animals  
Additional Conditions and Requirements  
Inspection and Other Rights of the Authority  
Pet Removal  
Termination of Tenancy  
Disposition of Pet Deposit(s)  
Liability  
Refusal to Register Pet(s)  
Pet Temporarily on the Premises  
Nuisance of Threat to Health or Safety

### **Chapter 14 – Complaints, Grievances and Appeals**

**Was Appendix “B” we have developed a chapter which includes the procedures**

Updates/Additions: Complaints  
Informal Review Procedure for Applicants  
Informal Settlement of Grievance  
Procedure to Obtain a Hearing  
Procedures Governing the Hearing  
Decision of the Hearing Officer or Hearing Panel

### **Chapter 15 – Family Debts to the RHA – New Chapter**

**Additions:** Denying Assistance Based on Debts  
Repayment Agreement  
Late Payments  
Guidelines for Repayment Agreements  
Debts Due: Fraud/Non-Reporting of Information  
Family Error/Late Reporting  
Program Fraud

# Attachment G – Lease Changes

## SUMMARY OF CHANGES/REVISIONS RHA RESIDENTIAL LEASE AGREEMENT-PART II TERMS AND CONDITIONS

**Part I** – Resident is defined as any individual who resides in the dwelling unit. The RHA relying upon data provided by the resident about income, family composition, and housing needs, leases to the resident the dwelling unit described in Part I of the Lease

### **Section 1. Lease Term and Amount of Rent**

(a) The Lease is automatically renewable for terms of (12) months except for noncompliance with the Community Service and Self-Sufficiency Requirement for applicable households.

(e) Residents will have a choice to pay flat rent or income based rent.

### **Section 2. Charges in Addition to Rent**

(b) Reasonable Accommodations: Qualified persons who request reasonable accommodations, in the form of equipment or devices necessary for the treatment of the disability or to facilitate access to the dwelling unit, common areas, community facilities, or grounds, that have been approved by the RHA will not be charged for the reasonable accommodation.

(d) Late fee Charges: The new fee amount is \$25.00. Late fees are due and payable with the next months rent.

4. Installation Charges: The RHA shall charge for the installation of approved resident supplied air conditioners and other approved appliances or equipment that require special wiring or structural changes to the dwelling unit or premises. Charges will be equivalent to the cost to the RHA for labor and materials needed to complete the work.

Section 3. Payment Location: Added information to the lease which informs residents that each location has a drop box for rental payments.

Security Deposit: If the security deposit is paid by an Agency on behalf of the resident any remaining security deposit will be refunded to the Agency and not to the former resident.

### **Section 5. Annual and Interim Re-Examination of Rent, Dwelling Size, and Eligibility**

(a) As part of this re-examination, the resident and all adult members of the household, including the live-in aide will undergo a criminal background check. Upon request, a resident or household member may receive a copy of his/her criminal background check.

Failure to supply information and/or misrepresentation of information is a serious violation of the terms of the Lease and may be grounds for lease termination.

The resident and household members agree to comply with reasonable RHA request for verification by signing releases or authorization for third-party sources, presenting documents for review, or providing other suitable forms of verification. This information will be used by RHA to decide whether the amount of rent should be changed and whether the dwelling size is appropriate for the resident's needs.

Interim Re-examination – New lease provide a definition of timely reporting and late reporting. When retro-active rent charges apply and how rent calculation errors are handled.

### **Section 6. Dwelling Use**

The RHA must provide prior written approval for the resident to use their dwelling unit for legal profit-making activities. (As specified in the ACOP)

### **Section 7. Housing Transfers**

The RHA has the authority to relocate a resident, and any member of the household to another unit in the same or different development under the RHA transfer policy, pursuant to the ACOP.

### **Section 8. Resident's Obligations**

(b) Utilities must be obtained and maintained in a consenting adult member of the household name where utilities are the resident's responsibility.

(c) Once notified, the RHA will comply with court orders addressing the right of access to or control of the property, including civil protection orders:

(a) Issued to protect the victim

(b) Issued to address the distribution of the property among family members

### **3. Improved criminal activity language**

(b) Added the term: Drug Paraphernalia under drug-related criminal activity

(0) 1-2-3-4 All address who can and who cannot be allowed to reside in the unit while a participant of the Illinois Home Monitoring/House Arrest Program and the RHA reporting requirement.

(q) The resident must report changes in the household composition within 30 calendar days of the occurrence.

(r) If applicable the household must comply with the HUD Community Service and Economic Self-Sufficiency requirement.

(s) The resident must make an emergency or mandatory transfer to another unit when required under the RHA transfer policy.

(v) The resident must refrain from allowing a public housing resident, who was evicted from a federally-funded program for criminal activities to occupy their unit.

(w) The resident must sign all necessary consent (s) for the release of information that is necessary to complete the re-examination process, including but not limited to HUD 9886.

(y) The resident must refrain from allowing a RHA-barred individual to visit the unit. A barred individual is someone who has been banned off the property for anti-social behavior, including one-strike offenses.

### **Section 9. Restrictions on Alterations**

(a) The resident must have written permission to:

New additions:

2. affixing mirrors to any surface in the unit

13. remove and/or install flooring

14. making changes to the electrical, plumbing, sanitary, venting, air conditioner or other appurtenance.

(d) Alterations, additional, and improvements that cannot be removed without permanent damage to the dwelling unit shall become the property of the RHA without compensation to the resident.

(e) The RHA agrees to provide reasonable accommodations to eligible qualified resident with disabilities, including making changes to rules, policies, or procedures, making and paying for a reasonable accommodation to a unit or common areas. The RHA is not required to provide accommodations that constitute a fundamental alteration to the program or which pose an undue financial and administrative burden.

### **Section 10. Changes in the Household**

(a) The resident must report changes in the family composition within 30 calendars days of the occurrence (it was 10 days)

(c) Prior written approval is needed to add a live-in aide. Live-in aides are required to meet all admissions screening criteria:

(a) The need for a live-in aide must be determined by a knowledgeable professional

(b) The live-in aide is not obligated for the support of the resident

(c) The aide would not be living in the dwelling unit except to provide support

The live-in aide is not required to share a bedroom with another household member

A live-in aide may not move into a unit if it would create overcrowding

The resident can request a transfer and/or a reasonable accommodation

(d) The RHA shall approve or disapprove a resident's request to allow a foster child, foster adult, and kinship care child, live-in aide, to be added to the lease within 30 days of receipt of approval and/or denial. This time period can be extended if there is a delay beyond the control of the RHA or the resident.

(e) Household members who move out of the dwelling unit, for any reason, shall be reported by the resident to the RHA in writing within 30 calendar days of the occurrence. (Was 10 days)

(f) Remaining family members: If the head of household dies and/or leave the unit – there must be at least one family member on the Lease living in the household who can pass the applicant screening and is 18 years old or older. The remaining family member must have lived in the unit as a household member, on the lease, for a minimum of three consecutive years to become the head of household, and not had an unauthorized extended absence. In the event of any extenuating circumstance RHA has full discretion of approval and will make the final determination on a case by case basis.

If the head of household leaves the unit the new head of household will be charged for any arrearages incurred by the former head of household.

(h) When a head of household leaves a household with children or adults with a disability who cannot assume the role of the head of household, and there is no remaining family member to assume the head of household role, the lease will be terminated. The RHA may offer a public housing unit to the permanent legal custodial guardian. The permanent legal custodial guardian is required to meet all admission screening criteria.

(j) If this Lease is an extension of occupancy by the resident's household under a prior Lease with the RHA, any amounts due under the prior Lease or Leases may be charged and collected as if the amounts due occurred under this Lease.

#### **Section 11. RHA Obligations**

The RHA is obligated:

(f) To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of a resident) for the deposit of garbage, rubbish, ashes, and other waste removed from the dwelling unit by the resident.

(i) Reasonable Accommodations for Residents with Disabilities – The RHA will provide reasonable accommodations after determining that making the requested modification or accommodation would not result in a fundamental program alteration or undue financial and/or administrative burden, when feasible the RHA will take other action that will accommodate the individual while avoiding those bothersome results.

(j) To comply with obligations under Violence Against Women's Act, including but not limited to assisting residents who are victims of domestic violence, sexual violence, dating violence, or stalking, maintaining confidentiality of information received, and sharing information. Information may be disclosed if required for use in an eviction proceeding, if required by law, or with the resident's consent.

#### **Section 12. Entry of Premises During Tenancy**

(d) A request for maintenance constitutes permission for the RHA to enter the unit and perform the maintenance. If the resident is not at home when the RHA performs the requested maintenance, the RHA shall leave a written notice stating that they were there.

(d) Notices for entry into the premises for extermination purpose can be left in the apartment during extermination service, or posted in common areas.

(e) The RHA may enter the resident's dwelling unit any time without advance notification when there is reasonable cause to believe that an emergency exists that poses an immediate threat to the health, safety, and/or welfare of resident, employees, or RHA property.

#### **Section 13. Defects Hazardous to Life, Health or Safety**

If the dwelling unit is damaged to the extent that it creates condition hazardous to the life, health, or safety of the occupancy, the following terms will be applicable:

(b) If necessary repairs cannot be made within a reasonable time the RHA shall offer the resident decent, safe, sanitary alternative accommodations. The RHA will determine if the

alternative accommodations will be temporary or become the resident's permanent dwelling unit.

(e) If alternative accommodations are offered and refused by the resident and the resident refuses to leave the unit until it is repaired, the resident's lease may be terminated.

#### **Section 14. Inspections**

(a) Annual Inspections – When housekeeping problems are identified the resident has 90 days to cure the housekeeping violations. The RHA will conduct interim inspections as a follow-up to any housekeeping problems to measure correction and progress. Residents will be notified in writing of housekeeping problems. Failure to resolve the housekeeping conditions will be considered a serious violation of the Lease and is grounds for lease termination.

#### **Section 15. Notice Procedure**

(a) Resident Responsibility: The resident must personally deliver a written notice to the property management office or to the central office, or by sending it prepaid first-class mail properly addressed. Any notice to the RHA can be in an alternative format as a result of a request for a reasonable accommodation by a qualified resident with disabilities.

#### **Section 16. Termination of the Lease**

7. after admission, the RHA discovers material facts that would have made the resident ineligible during the initial process or re-examination

8. The RHA discovers material false statements or fraud by the resident in connection with an application for assistance or re-examination

24. The resident fails to cure housekeeping violations within 90 calendars days of notice.

39ii. The RHA may remove a member from the lease, without regard to whether the member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or any member of the household, and who engages in criminal acts of physical violence against the resident, any member of the household or against others, without evicting, removing, terminating assistance to or otherwise penalizing the victim of such violence, who is a household member.

iii. Once notified, the RHA will comply with any court orders addressing the rights of access to or control of the property, including civil protection orders:

(a) Issued to protect the victim

(b) Issued to address the distribution of or possession of property

40. (a) (b) (c) (d)

The resident fails to refrain from and prohibit authorized household members or guests from allowing persons who are under the Electronic Home Detention Program (Home Monitoring/House Arrest Program) from entering or residing on the premises.

(a) The resident must notify the RHA within 48 hours of the return of a household member who is a participant in the Winnebago County Electronic Monitoring Program to his/her unit.

(b) Allowing residency of a felon participating in the IDOC electronic monitoring program in the resident's unit who is not listed on the lease as a household member for that unit is grounds for lease termination.

(c) Residents and/or members, who are found to be a participant in the IDOC electronic monitoring program based on the conviction where the underlining criminal activity is a violation of the lease, is cause for termination of tenancy.

(d) Resident and/or household members may be subject to termination of their tenancy, pursuant to Section 16 of this lease, if alleged criminal activity underlying their arrest is a violation of the lease.

41. The resident or any household member fail to refrain from allowing a former public housing resident, who was evicted from a federally-funded program for criminal activities to occupy their unit.

45. The resident and live-in aide fails to complete and sign the RHA Lease.

50. Other good cause:

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will be considered serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be “good cause” for termination.

**(d) Extended Absences**

1. Residents must advise the RHA if they will be absent from the unit for more than 30 consecutive days. Exceptions will be made in instances where the resident is a victim of domestic violence.
2. A resident may not be absent from their dwelling unit for longer than 90 consecutive days, or 180 days if the absence is due to verified medical reasons, without losing his/her rights to the unit. A resident who plans to be or is absent from the unit for longer than 30 days must inform their property manager.

**(e) Remaining Family Members Eviction Proceeding can be commenced if:**

1. The remaining family member failure to inform the RHA within ten (10) calendars of the death or departure of the former head of household;
2. The remaining family members do not have a family member qualified to sign the new Lease as the head of the household or cannot pass screening;
3. The RHA approves remaining family member fails to sign a new lease within 30 days of approval of their request; and/or
4. The household has pending rent default or criminal violations

**(f) Eviction for Criminal Activity:**

The RHA may consider all of the circumstance of the case, including the seriousness of the offense. In appropriate cases, the RHA may permit continued occupancy by remaining household members and may impose a condition that any member of the household who engaged in the illegal use of drugs to present evidence of successful completion of a treatment program as a condition to being allowed to reside or visit in the dwelling unit.

(g) If the RHA seek to terminate/not renew the lease for criminal activity shown by criminal background checks under the Lease Part II Section 5 (a), upon the resident’s request, the RHA will supply the resident with a copy of the criminal record prior to any proceedings to terminate.

(h) The RHA shall give written notice of proposed termination in English, or other language as needed or, in the case of a resident with disability, in an alternative format.

**Section 18. Abandonment**

The resident shall be deemed to have abandoned the dwelling unit when:

- (a) the resident has provided the HRA with actual notice indicating intent not to return
- (b) the resident has been absent from the dwelling unit for 21 consecutive day, has removed all personal property from the dwelling unit and has failed to pay rent for that period; or
- (c) the resident has been absent from the dwelling unit for 32 consecutive days and has failed to pay rent for that period;
- (d) Seven days after the resident has abandoned the dwelling unit, the RHA may secure the dwelling unit and the resident shall be deemed to have abandoned any personal property remaining in the dwelling unit. The RHA may remove any personal property from the dwelling unit and dispose of it.

**Section 19. Modifications, Riders, and Addendums**

Any modification of this Lease must be accomplished by a written lease addendum to the Lease executed by the RHA and Resident. The only exception to this rule is for modifications of rent pursuant to Lease Part II Section 5.

**Section 20. Community Service and Economic Self-Sufficiency Requirements**

This information has been added to the Lease so the old Lease Addendum is no longer required with the new Lease.

- (a) Community Service and Economic Self-Sufficiency requirements mandate that each adult household member not eligible for an exemption shall either contribute eight hours per month of community service within their community, participate in an Economic Self-Sufficiency program for eight hours per month, or a combination of both.

**(b) In the event the Resident or any household member are not in compliance with the requirement. The RHA shall take such action as is necessary to terminate the tenancy of the household.**

**(c) Based on consideration of the Resident's efforts to comply with this Section, the RHA reserves the right to enter into a written agreement with the resident before the expiration of the Lease term to cure any non-compliance with the requirement.**

**(d) Failure of the Resident to comply with the Community Service and Economic Self-Sufficiency requirement is grounds for non-renewal of this Lease.**

**Exhibit 8.1 Capital Fund Program Annual Statement: 501-10 and**

**Capital Fund Performance and Evaluation Reports:**

**501-09**

**501-09 S (ARRA)**

**501-09 (RHF)**

**501-08**

**501-07**

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: <b>IL06P02250110</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2010</b> FFY of Grant Approval: <b>2010</b>	
PHA Name: <b>Rockford Housing Authority</b>					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/10		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		640,204		
3	1408 Management Improvements		226,468		
4	1410 Administration (may not exceed 10% of line 21)		320,102		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		83,500		
8	1440 Site Acquisition				
9	1450 Site Improvement		122,000		
10	1460 Dwelling Structures		1,361,500		
11	1465.1 Dwelling Equipment—Nonexpendable		80,000		
12	1470 Non-dwelling Structures		154,500		
13	1475 Non-dwelling Equipment		10,000		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		25,000		
17	1499 Development Activities <sup>4</sup>				
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)		177,748		
20	Amount of Annual Grant:: (sum of lines 2 - 19)		<b>3,201,022</b>		
21	Amount of line 20 Related to LBP Activities		12,500		
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		521,000		
Signature of Executive Director		Signature of Public Housing Director			Date
John W. Gressman					

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name:		Capital Fund Program Grant No: IL06P02250110					
Rockford Housing Authority		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
001 Blackhawk	1406 CFP for Operations	001		65,423			
001 Blackhawk	1408 Training Resident/Staff	001		5,109			
001 Blackhawk	1408 Computer Software/Hardware	001		8,175			
001 Blackhawk	1408 Safety Program	001		536			
001 Blackhawk	1408 Wellness Program	001		1,022			
001 Blackhawk	1408 Maintenance Tools & Equipment	001		1,533			
001 Blackhawk	1408 Marketing Plan	001		5,620			
001 Blackhawk	1410 Management Fee	001		32,711			
001 Blackhawk	1430 CFP Inspections	001		2,000			
001 Blackhawk	1450 Street Repairs	001		40,000			
001 Blackhawk	1450 Sidewalk Repairs	001		10,000			
001 Blackhawk	1450 Landscape Repairs	001		25,000			
001 Blackhawk	1460 Storm Door Replacement	001		10,000			
001 Blackhawk	1470 Day Care Roof - Shingles	001		15,000			
001 Blackhawk	1470 Community Room Furnace	001		18,000			
003 Orton Keys	1406 CFP for Operations	003		58,413			
003 Orton Keys	1408 Training Resident/Staff	003		4,562			
003 Orton Keys	1408 Computer Software/Hardware	003		7,299			
003 Orton Keys	1408 Safety Program	003		479			
003 Orton Keys	1408 Wellness Program	003		912			
003 Orton Keys	1408 Maintenance Tools & Equipment	003		1,369			
003 Orton Keys	1408 Marketing Plan	003		5,018			
003 Orton Keys	1410 Management Fee	003		29,206			
003 Orton Keys	1430 A & E Fees	003		15,000			
003 Orton Keys	1430 CFP Inspections	003		5,000			
003 Orton Keys	1450 Sidewalk Repairs	003		20,000			
003 Orton Keys	1450 Landscape Repairs	003		10,000			
003 Orton Keys	1450 Paint Site Light Poles	003		7,000			
003 Orton Keys	1460 Replace Porch Lights	003		25,000			
003 Orton Keys	1460 Entrance Doors & Hardware	003		5,000			
003 Orton Keys	1460 Furnace Replacement as needed	003		4,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name:		Capital Fund Program Grant No: IL06P02250110						
Rockford Housing Authority		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
003 Orton Keys	1465 Appliances	003		70,000				
003 Orton Keys	1470 Replace Boiler In Comm Room	003		15,000				
003 Orton Keys	1470 Roof Replacement/Head Start	003		40,000				
003 Orton Keys	1470 Office Interior Renovation	003		10,000				
003 Orton Keys	1470 Replace Com Bldg Entrance Doors	003		15,000				
003 Orton Keys	1470 Replace Com Room Windows	003		4,000				
003 Orton Keys	1470 Install Suspended Ceiling/Lights	003		20,000				
003 Orton Keys	1470 Community Room Flooring	003		7,500				
0414 Park Terrace	1406 CFP for Operations	0414		61,084				
0414 Park Terrace	1408 Training Resident/Staff	0414		7,377				
0414 Park Terrace	1408 Computer Software/Hardware	0414		11,804				
0414 Park Terrace	1408 Safety Program	0414		775				
0414 Park Terrace	1408 Wellness Program	0414		1,475				
0414 Park Terrace	1408 Maintenance Tools & Equipment	0414		2,213				
0414 Park Terrace	1408 Marketing Plan	0414		8,115				
0414 Park Terrace	1410 Management Fee	0414		30,541				
0414 Park Terrace	1430 A & E Fees	0414		10,000				
0414 Park Terrace	1430 CFP Inspections	0414		7,500				
0414 Park Terrace	1460 Door Replacement-Shop	0414		5,000				
0414 Park Terrace	1460 HVAC System Balancing	0414		7,500				
0414 Park Terrace	1460 Riser Replacement	0414		550,000				
0414 Park Terrace	1495 Relocation	0414		25,000				
006 North Main	1406 CFP for Operations	006		62,419				
006 North Main	1408 Training Resident/Staff	006		4,875				
006 North Main	1408 Computer Software/Hardware	006		7,800				
006 North Main	1408 Safety Program	006		512				
006 North Main	1408 Wellness Program	006		975				
006 North Main	1408 Maintenance Tools & Equipment	006		1,462				
006 North Main	1408 Marketing Plan	006		5,362				
006 North Main	1410 Management Fee	006		31,208				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name:		Capital Fund Program Grant No: IL06P02250110						
Rockford Housing Authority		CFPP (Yes/ No):						
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
006 North Main	1430 A & E Fees	006		10,000				
006 North Main	1430 CFP Inspections	006		4,500				
006 North Main	1460 Weatherization	006		375,000				
007 Fairgrounds	1406 CFP for Operations	007		70,096				
007 Fairgrounds	1408 Training Resident/Staff	007		5,474				
007 Fairgrounds	1408 Computer Software/Hardware	007		8,759				
007 Fairgrounds	1408 Safety Program	007		575				
007 Fairgrounds	1408 Wellness	007		1,095				
007 Fairgrounds	1408 Maintenance Tools/Eq.	007		1,642				
007 Fairgrounds	1408 Marketing	007		6,022				
007 Fairgrounds	1410 Management Fee	007		35,047				
007 Fairgrounds	1430 CFP Inspections	007		1,000				
007 Fairgrounds	1450 Sidewalk Repairs	007		10,000				
007 Fairgrounds	1460 Roof Replacement	007		10,000				
007 Fairgrounds	1460 Replace Unit Entrance Doors	007		5,000				
007 Fairgrounds	1460 Gutters and Downspouts	007		10,000				
007 Fairgrounds	1465 Appliances	007		10,000				
007 Fairgrounds	1470 Replace Boiler	007		10,000				
009 Olesen Plaza	1406 CFP for Operations	009		50,402				
009 Olesen Plaza	1408 Training Resident/Staff	009		3,936				
009 Olesen Plaza	1408 Computer Software/Hardware	009		6,298				
009 Olesen Plaza	1408 Safety Program	009		413				
009 Olesen Plaza	1408 Wellness Program	009		787				
009 Olesen Plaza	1408 Maintenance Tools & Equipment	009		1,181				
009 Olesen Plaza	1408 Marketing Plan	009		4,330				
009 Olesen Plaza	1410 Management Fee	009		25,200				
009 Olesen Plaza	1430 CFP Inspection	009		4,500				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name:		Capital Fund Program Grant No: IL06P02250110					
Rockford Housing Authority		CFPP (Yes/No):					
Development Number		Replacement Housing Factor Grant No:					
Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
009 Olesen Plaza	1460 Kitchen Prototype	009		15,000			
009 Olesen Plaza	1460 Closet Door Replacement	009		10,000			
009 Olesen Plaza	1460 Hallway Flooring	009		35,000			
009 Olesen Plaza	1475 Patio Furniture	009		10,000			
0414 Low Rises	1406 CFP for Operations	0414		33,379			
0414 Low Rises	1408 Training Resident/Staff	0414		2,607			
0414 Low Rises	1408 Computer Software/Hardware	0414		4,171			
0414 Low Rises	1408 Safety Program	0414		274			
0414 Low Rises	1408 Wellness Program	0414		521			
0414 Low Rises	1408 Maintenance Tools & Equipment	0414		782			
0414 Low Rises	1408 Marketing Plan	0414		2,868			
0414 Low Rises	1410 Management Fee	0414		16,689			
0414 Low Rises	1430 CFP Inspections	0414		3,500			
0414 Low Rises	1460 Common Area Furniture	0414		20,000			
020 SS West	1406 CFP for Operations	020		48,733			
020 SS West	1408 Training Resident/Staff	020		3,806			
020 SS West	1408 Computer Software/Hardware	020		6,090			
020 SS West	1408 Safety Program	020		400			
020 SS West	1408 Wellness Program	020		761			
020 SS West	1408 Maintenance Tools & Equipment	020		1,142			
020 SS West	1408 Marketing Plan	020		4,187			
020 SS West	1410 Management Fee	020		24,366			
020 SS West	1430 A&E Fees	020		5,000			
020 SS West	1430 CFP Inspections	020		5,000			
020 SS West	1460 Lead Paint Abatement	020		7,500			
020 SS West	1460 Furnace Replacement	020		2,500			
020 SS West	1460 Bathroom Ventilation	020		15,000			
020 SS West	1460 016 Window Replacement	020		15,000			
020 SS West	1460 Deck Replacement	020		10,000			
020 SS West	1460 Kitchen Cabinets	020		35,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name:		Capital Fund Program Grant No: IL06P02250110						
Rockford Housing Authority		CFFP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA - Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
020 SS West	1460 Bathub Surrounds/Faucets	020		15,000				
021 SS East	1406 CFP for Operations	021		50,736				
021 SS East	1408 Training Resident/Staff	021		3,962				
021 SS East	1408 Computer Software/Hardware	021		6,340				
021 SS East	1408 Safety Program	021		416				
021 SS East	1408 Wellness Program	021		792				
021 SS East	1408 Maintenance Tools & Equipment	021		1,189				
021 SS East	1408 Marketing Plan	021		4,359				
021 SS East	1410 Management Fee	021		25,367				
021 SS East	1430 A&E Fees	021		5,000				
021 SS East	1430 CFP Inspections	021		5,500				
021 SS East	1460 Lead Paint Abatement	021		5,000				
021 SS East	1460 Bathroom Ventilation	021		25,000				
021 SS East	1460 Kitchen Cabinets	021		75,000				
021 SS East	1460 016 Window Replacement	021		30,000				
021 SS East	1460 Deck Replacement	021		10,000				
021 SS East	1460 Bathub Surrounds/Faucets	021		25,000				
021 SS East	1460 Furnace Replacement	021		5,000				
5152 Brewington Oaks	1406 CFP for Operations	5152		139,519				
5152 Brewington Oaks	1408 Training Resident/Staff	5152		10,897				
5152 Brewington Oaks	1408 Computer Software/Hardware	5152		17,435				
5152 Brewington Oaks	1408 Safety Program	5152		1,144				
5152 Brewington Oaks	1408 Wellness Program	5152		2,179				
5152 Brewington Oaks	1408 Maintenance Tools & Equipment	5152		3,269				
5152 Brewington Oaks	1408 Marketing Plan	5152		11,986				
5152 Brewington Oaks	1410 Management Fee	5152		69,767				
All	Contingency	000		177,748				
				<b>3,201,022</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: IL06P02250109		FFY of Grant Approval: 2009	
Rockford Housing Authority		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/10		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	642,789	516,420	516,420	129,105
3	1408 Management Improvements	190,131	190,131	4,042	4,042
4	1410 Administration (may not exceed 10% of line 21)	321,393	321,393	321,393	160,697
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	262,500	252,500	1,313	1,313
8	1440 Site Acquisition				
9	1450 Site Improvement	242,803	243,496	46,363	0
10	1460 Dwelling Structures	1,124,000	1,282,280	688,573	20,774
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	242,000	242,000	1,725	0
13	1475 Non-dwelling Equipment	11,000	23,688	12,688	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	25,000	5,000	0	0
17	1499 Development Activities <sup>4</sup>				
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)	152,343	137,051	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,213,959	3,213,959	1,592,517	315,931
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				
Signature of Executive Director		Signature of Public Housing Director		Date	
John W. Cressman					

Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name:		Capital Fund Program Grant No: IL06P02250109						
Rockford Housing Authority		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
001 Blackhawk	1406 CFP for Operations	001		65,687	196,635	196,635	49,159	In Process
001 Blackhawk	1408 Training Resident/Staff	001		2,555	2,555	0	0	In Process
001 Blackhawk	1408 Computer Software/Hardware	001		5,825	5,825	0	0	In Process
001 Blackhawk	1408 Safety Program	001		536	536	0	0	In Process
001 Blackhawk	1408 Wellness Program	001		1,022	1,022	0	0	In Process
001 Blackhawk	1408 Resident Screening & Orientation	001		530	530	0	0	In Process
001 Blackhawk	1408 Maintenance Tools & Equipment	001		1,957	1,957	0	0	In Process
001 Blackhawk	1408 Marketing Plan	001		6,642	6,642	0	0	In Process
001 Blackhawk	1410 Management Fee	001		32,844	32,844	32,844	16,422	In Process
001 Blackhawk	1430 Physical Needs Assessment	001		10,000	10,000	0	0	In Process
001 Blackhawk	1450 Street Repairs	001		55,000	55,000	0	0	In Process
001 Blackhawk	1450 Sidewalk Repairs	001		10,000	10,000	0	0	In Process
001 Blackhawk	1460 Chimney Tuckpointing Repairs	001		10,000	10,000	1,375	1,375	In Process
001 Blackhawk	1460 Landscape Repairs	001		10,000	10,000	0	0	In Process
001 Blackhawk	1470 Daycare Roof Replacement/Shingle	001		12,000	12,000	1,725	0	In Process
003 Orton Keyes	1406 CFP for Operations	003		58,650	111,260	111,260	27,815	In Process
003 Orton Keyes	1408 Training Resident/Staff	003		2,281	2,281	0	0	In Process
003 Orton Keyes	1408 Computer Software/Hardware	003		5,200	5,200	0	0	In Process
003 Orton Keyes	1408 Safety Program	003		479	479	0	0	In Process
003 Orton Keyes	1408 Wellness Program	003		912	912	0	0	In Process
003 Orton Keyes	1408 Resident Screening & Orientation	003		470	470	0	0	In Process
003 Orton Keyes	1408 Maintenance Tools & Equipment	003		1,747	1,747	0	0	In Process
003 Orton Keyes	1408 Marketing Plan	003		5,931	5,931	0	0	In Process
003 Orton Keyes	1410 Management Fee	003		29,324	29,324	29,324	14,662	In Process
003 Orton Keyes	1430 A & E Fees	003		45,000	45,000	0	0	In Process
003 Orton Keyes	1430 CFP Inspections	003		10,000	10,000	1,144	1,144	In Process
003 Orton Keyes	1430 Physical Needs Assessment	003		10,000	10,000	0	0	In Process
003 Orton Keyes	1450 Sidewalk Repairs	003		20,000	20,000	0	0	In Process
003 Orton Keyes	1460 Stone Repair on First Floors	003		12,803	12,803	0	0	In Process
003 Orton Keyes	1460 Replace Porch Lights	003		30,000	30,000	0	0	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		
PHA Name:		Capital Fund Program Grant No: IL06P02250109				
Rockford Housing Authority		CFPP (Yes/ No):				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
003 Orton Keyes	1460 Entrance Doors & Hardware	003		15,000	0	In Process
003 Orton Keyes	1460 Window Prototype (Gain Inv)	003		30,000	0	In Process
003 Orton Keyes	1460 Furnace Replacement as needed	003		4,000	0	In Process
003 Orton Keyes	1470 Head Start Roof Replacement	003		115,000	0	In Process
003 Orton Keyes	1470 Office/Shop Roof Replacement	003		115,000	0	In Process
003 Orton Keyes	1475 Office Masonry Repairs	003		11,000	0	In Process
0414 Park Terrace	1406 CFP for Operations	0414		61,330	95,469	In Process
0414 Park Terrace	1408 Training Resident/Staff	0414		2,385	0	In Process
0414 Park Terrace	1408 Computer Software/Hardware	0414		5,438	0	In Process
0414 Park Terrace	1408 Safety Program	0414		501	0	In Process
0414 Park Terrace	1408 Wellness Program	0414		954	0	In Process
0414 Park Terrace	1408 Resident Screening & Orientation	0414		818	0	In Process
0414 Park Terrace	1408 Maintenance Tools & Equipment	0414		1,827	0	In Process
0414 Park Terrace	1408 Marketing Plan	0414		6,202	0	In Process
0414 Park Terrace	1410 Management Fee	0414		30,665	30,665	In Process
0414 Park Terrace	1430 A & E Fees	0414		25,000	0	In Process
0414 Park Terrace	1430 CFP Inspections	0414		7,500	0	In Process
0414 Park Terrace	1430 Physical Needs Assessment	0414		20,000	0	In Process
0414 Park Terrace	1450 Landscape Improvements	0414		15,000	670	In Process
0414 Park Terrace	1460 Door Replacement/Shop	0414		5,000	2,235	In Process
0414 Park Terrace	1460 Entrance Access System	0414		280,000	0	In Process
0414 Park Terrace	1460 Upgrade Apartment Electric	0414		50,000	0	In Process
0414 Park Terrace	1495 Relocation	0414		25,000	0	In Process
006 North Main	1406 CFP for Operations	006		62,671	0	In Process
006 North Main	1408 Training Resident/Staff	006		2,437	0	In Process
006 North Main	1408 Computer Software/Hardware	006		5,557	0	In Process
006 North Main	1408 Safety Program	006		512	0	In Process
006 North Main	1408 Wellness Program	006		975	0	In Process
006 North Main	1408 Resident Screening & Orientation	006		470	0	In Process
006 North Main	1408 Maintenance Tools & Equipment	006		1,867	0	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2009</b>			
<b>PHA Name:</b>		<b>Capital Fund Program Grant No: IL06P02250109</b>					
<b>Rockford Housing Authority</b>		<b>CFPP (Yes/ No):</b>					
<b>Replacement Housing Factor Grant No:</b>							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
006 North Main	1408 Marketing Plan	006		6,337	6,337	0	0
006 North Main	1410 Management Fee	006		31,335	31,335	31,335	15,667
006 North Main	1430 A & E Fees	006		20,000	20,000	0	0
006 North Main	1430 CFP Inspections	006		3,750	3,750	67	67
006 North Main	1430 Physical Needs Assessment	006		10,000	10,000	0	0
006 North Main	1450 Site Impr/Parking Lots	006		0	1,449	1,449	0
006 North Main	1460 HVAC Replacement/1 <sup>st</sup> Floor	006		60,000	60,000	0	0
006 North Main	1460 Apartment Door Replacement	006		25,000	23,551	3,028	3,028
006 North Main	1460 Weatherization/Caulk & Paint	006		165,000	1,990	1,990	1,990
007 Fairgrounds	1406 CFP for Operations	007		70,379	28,640	28,640	7,159
007 Fairgrounds	1408 Training Resident/Staff	007		2,737	2,737	0	0
007 Fairgrounds	1408 Computer Software/Hardware	007		6,241	6,241	4,042	4,042
007 Fairgrounds	1408 Safety Program	007		575	575	0	0
007 Fairgrounds	1408 Wellness Program	007		1,095	1,095	0	0
007 Fairgrounds	1408 Resident Screening & Orientation	007		1,049	1,049	0	0
007 Fairgrounds	1408 Maintenance Tools & Equipment	007		2,097	2,097	0	0
007 Fairgrounds	1408 Marketing Plan	007		7,117	7,117	0	0
007 Fairgrounds	1410 Management Fee	007		35,189	35,189	35,189	17,594
007 Fairgrounds	1430 Physical Needs Assessment	007		7,500	7,500	0	0
007 Fairgrounds	1450 Sidewalk Repairs	007		10,000	10,000	0	0
007 Fairgrounds	1450 Street Repairs/Potholes	007		25,000	25,000	0	0
007 Fairgrounds	1460 Roof Replacement	007		10,000	10,000	0	0
007 Fairgrounds	1460 Gutters and Downspouts	007		10,000	10,000	3,675	0
009 Olesen Plaza	1406 CFP for Operations	009		50,606	0	0	0
009 Olesen Plaza	1408 Training Resident/Staff	009		1,968	1,968	0	0
009 Olesen Plaza	1408 Training Resident/Staff	009		1,968	1,968	0	0
009 Olesen Plaza	1408 Computer Software/Hardware	009		4,487	4,487	0	0
009 Olesen Plaza	1408 Safety Program	009		413	413	0	0
009 Olesen Plaza	1408 Wellness Program	009		787	787	0	0

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name:		Capital Fund Program Grant No: IL06P02250109		CFPP (Yes/ No):				
Rockford Housing Authority		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
009 Olesen Plaza	1408 Resident Screening & Orientation	009		380	380	0	0	In Process
009 Olesen Plaza	1408 Maintenance Tools & Equipment	009		1,508	1,508	0	0	In Process
009 Olesen Plaza	1408 Marketing Plan	009		5,117	5,117	0	0	In Process
009 Olesen Plaza	1410 Management Fee	009		25,303	25,303	25,303	12,651	In Process
009 Olesen Plaza	1430 CFP Inspection	009		3,750	3,750	100	100	In Process
009 Olesen Plaza	1430 Physical Needs Assessment	009		10,000	10,000	0	0	In Process
009 Olesen Plaza	1450 Site Impr/Parking Lots	009		0	14,244	14,244	0	In Process
009 Olesen Plaza	1460 Kitchen Prototype	009		25,000	25,000	0	0	In Process
009 Olesen Plaza	1460 Closet Door Replacement	009		20,000	5,756	2,235	2,235	In Process
009 Olesen Plaza	1460 Hallway Flooring	009		30,000	25,641	8,975	8,000	In Process
009 Olesen Plaza	1460 First Floor Renovation	009		0	9,473	9,473	1,825	In Process
009 Olesen Plaza	1460 Weatherization	009		150,000	655,500	655,500	0	In Process
009 Olesen Plaza	1475 Non-Dwelling Equipment	009		0	12,688	12,688	0	In Process
0414 Low Rises	1406 CFP for Operations	0414		33,514	49,011	49,011	12,252	In Process
0414 Low Rises	1408 Training Resident/Staff	0414		1,304	1,304	0	0	In Process
0414 Low Rises	1408 Computer Software/Hardware	0414		2,972	2,972	0	0	In Process
0414 Low Rises	1408 Safety Program	0414		274	274	0	0	In Process
0414 Low Rises	1408 Wellness Program	0414		521	521	0	0	In Process
0414 Low Rises	1408 Resident Screening & Orientation	0414		447	447	0	0	In Process
0414 Low Rises	1408 Maintenance Tools & Equipment	0414		999	999	0	0	In Process
0414 Low Rises	1408 Marketing Plan	0414		3,389	3,389	0	0	In Process
0414 Low Rises	1410 Management Fee	0414		16,757	16,757	16,757	8,378	In Process
0414 Low Rises	1430 Physical Needs Assessment	0414		10,000	10,000	0	0	In Process
020 SS West	1406 CFP for Operations	020		48,930	8,300	8,300	2,074	In Process
020 SS West	1408 Training Resident/Staff	020		1,929	1,929	0	0	In Process
020 SS West	1408 Computer Software/Hardware	020		4,398	4,398	0	0	In Process
020 SS West	1408 Safety Program	020		405	405	0	0	In Process
020 SS West	1408 Wellness Program	020		772	772	0	0	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2009</b>				
<b>PHA Name:</b>		<b>Capital Fund Program Grant No: IL06P02250109</b>						
<b>Rockford Housing Authority</b>		<b>CFPP (Yes/No):</b>						
<b>Development Number Name/PHA-Wide Activities</b>		<b>Replacement Housing Factor Grant No:</b>						
<b>General Description of Major Work Categories</b>		<b>Development Account No.</b>		<b>Quantity</b>				
				<b>Total Estimated Cost</b>				
				<b>Total Actual Cost</b>				
				<b>Status of Work</b>				
				<b>Funds Obligated<sup>2</sup></b>				
				<b>Funds Expended<sup>2</sup></b>				
				<b>Original</b>				
				<b>Revised<sup>1</sup></b>				
021 SS East	1430 A&E Fees	021		10,000	10,000	0	0	In Process
021 SS East	1430 CFP Inspections	021		7,500	7,500	0	0	In Process
021 SS East	1430 Physical Needs Assessments	021		15,000	15,000	0	0	In Process
021 SS East	1450 Seal Blacktop Drives	021		15,000	15,000	0	0	In Process
021 SS East	1450 Landscape Improvements	021		15,000	15,000	15,000	0	In Process
021 SS East	1460 Lead Paint Abatement	021		5,000	5,000	0	0	In Process
021 SS East	1460 Sealcoat Basements/Block Filler	021		20,000	20,000	0	0	In Process
021 SS East	1460 Bathroom Ventilation	021		20,000	120,000	0	0	In Process
021 SS East	1460 08 Roof Replacement	021		10,000	10,000	85	85	In Process
021 SS East	1460 017 Roof Replacement	021		10,000	10,000	0	0	In Process
021 SS East	1460 017 Window Replacement	021		5,000	5,000	0	0	In Process
021 SS East	1460 019 Window Replacement	021		5,000	5,000	0	0	In Process
021 SS East	1460 Furnace Replacement	021		5,000	5,000	0	0	In Process
5152 Brewington Oaks	1406 CFP for Operations	5152		140,081	0	0	0	Complete
5152 Brewington Oaks	1408 Training Resident/Staff	5152		5,448	5,448	0	0	In Process
5152 Brewington Oaks	1408 Computer Software/Hardware	5152		12,422	12,422	0	0	In Process
5152 Brewington Oaks	1408 Safety Program	5152		1,144	1,144	0	0	In Process
5152 Brewington Oaks	1408 Wellness Program	5152		2,179	2,179	0	0	In Process
5152 Brewington Oaks	1408 Resident Screening & Orientation	5152		1,100	1,100	0	0	In Process
5152 Brewington Oaks	1408 Maintenance Tools & Equipment	5152		4,173	4,173	0	0	In Process
5152 Brewington Oaks	1408 Marketing Plan	5152		14,166	14,166	0	0	In Process
5152 Brewington Oaks	1410 Management Fee	5152		70,040	70,040	70,040	35,020	In Process
5152 Brewington Oaks	1430 CFP Inspections	5152		2,500	0	0	0	Complete
5152 Brewington Oaks	1430 Physical Needs Assessment	5152		7,500	0	0	0	Complete
5152 Brewington Oaks	1450 Sidewalks Repairs	5152		10,000	0	0	0	Complete
5152 Brewington Oaks	1460 Roof Repairs	5152		10,000	0	0	0	Complete
5152 Brewington Oaks	1460 Rubber Tile Floor Repairs	5152		10,000	0	0	0	Complete
All	Contingency	000		152,343	137,051	0	0	In Process
				<b>3,213,959</b>	<b>3,213,959</b>	<b>1,592,517</b>	<b>315,931</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: IL06R02250109		FFY of Grant Approval: 2009	
Rockford Housing Authority		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> 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)		13,590	13,590	0
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>		122,313	122,313	0
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)				0
20	Amount of Annual Grant:: (sum of lines 2 - 19)		135,903	135,903	0
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				
Signature of Executive Director		Signature of Public Housing Director		Date	
John W. Cressman					





Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: IL06S02250109		FFY of Grant Approval: 2009	
Rockford Housing Authority		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant					
<input type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost Revised?	Obligated	Total Actual Cost <sup>1</sup> 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)	412,418	418,247	418,247	248,855
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	215,654	235,815	235,815	201,615
8	1440 Site Acquisition				
9	1450 Site Improvement	936,934	1,149,277	1,149,277	847,658
10	1460 Dwelling Structures	2,334,180	2,379,128	2,379,128	1,575,093
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>				
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)	83,281	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	4,182,467	4,182,467	4,182,467	2,873,221
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	1,853,680			
Signature of Executive Director		Signature of Public Housing Director		Date	
John W. Cressman					

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: Rockford Housing Authority		Capital Fund Program Grant No: IL06S02250109					
Development Number Name/PHA-Wide Activities		Development Account No.		Quantity			
General Description of Major Work Categories		Replacement Housing Factor Grant No:		Total Estimated Cost			
		Development Account No.		Original Revised <sup>1</sup>			
				Funds Obligated <sup>2</sup> Funds Expended <sup>2</sup>			
				Total Actual Cost			
				Status of Work			
0414 Park Terrace	1410 Management Fee	0414		81,857	79,770	6,822	In Process
0414 Park Terrace	1430 A&E	0414		34,194	29,247	28,412	In Process
0414 Park Terrace	1430 Construction Inspections	0414		8,500	8,500	353	In Process
0414 Park Terrace	1450 Parking Lot Resurfacing & Restripe	0414		47,500	41,645	39,563	In Process
0414 Park Terrace	1460 1st Floor Renovation of Common Areas and Apartment	0414		200,000	546,955	0	In Process
0414 Park Terrace	1460 Weatherization of Exterior / Caulk and Paint	0414		175,000	0	0	Complete
006 North Main	1410 Management Fee	006		83,645	5,387	4,486	In Process
006 North Main	1430 A&E	006		4,240	3,372	3,372	Complete
006 North Main	1430 Construction Inspections	006		2,000	370	370	Complete
006 North Main	1450 Parking Lot Resurfacing & Restripe	006		46,734	43,605	41,116	In Process
009 Olesen Plaza	1410 Management Fee	009		67,544	43,715	10,602	In Process
009 Olesen Plaza	1430 A&E	009		22,240	26,497	22,631	In Process
009 Olesen Plaza	1430 Construction Inspections	009		4,500	4,500	1,935	In Process
009 Olesen Plaza	1450 Parking Lot Resurfacing & Restripe	009		48,500	87,250	82,270	In Process
009 Olesen Plaza	1450 Replace Concrete Approaches from Streets	009		25,000	0	0	Complete
009 Olesen Plaza	1460 1 <sup>st</sup> Floor Renovation of Common Areas and Apartment	009		200,000	272,467	125,699	In Process
0414 Low Rises	1410 Management Fee	0414		44,731	116,000	99,982	In Process
0414 Low Rises	1430 A&E	0414		74,880	96,600	93,130	In Process
0414 Low Rises	1430 Construction Inspections	0414		11,000	17,420	12,791	In Process
0414 Low Rises	1450 Parking Lot Resurfacing & Striping with new lighting	0414		141,000	406,326	333,933	In Process
0414 Low Rises	1460 Carpet In Common Areas	0414		70,000	0	0	Complete
0414 Low Rises	1460 Replace Roof On All 3 Low Rise Buildings	0414		200,000	173,953	173,953	In Process
0414 Low Rises	1460 Ext Renovation @ All Three Sites	0414		525,000	480,464	388,192	In Process

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>			<b>Federal FFY of Grant: 2009</b>			
<b>PHA Name: Rockford Housing Authority</b>		<b>Capital Fund Program Grant No: IL06S02250109</b>						
<b>Development Number Name/PHA-Wide Activities</b>		<b>General Description of Major Work Categories</b>		<b>Replacement Housing Factor Grant No:</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>
		<b>Development Account No.</b>	<b>Quantity</b>	<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Funds Obligated<sup>2</sup></b>	<b>Funds Expended<sup>2</sup></b>	
020 SS West	1410 Management Fee	020		65,755	49,911	49,911	43,035	In Process
020 SS West	1430 A&E	020		9,367	6,275	6,275	4,887	In Process
020 SS West	1430 Construction Inspections	020		8,500	6,709	6,709	5,168	In Process
020 SS West	1450 Replace Concrete/Asphalt/Walks Drives & Landscape	020		201,200	164,764	164,764	156,651	In Process
020 SS West	1460 Replace Windows	020		79,000	76,448	76,448	68,382	In Process
020 SS West	1460 Replace Siding	020		143,000	170,622	170,622	170,622	Complete
020 SS West	1460 Replace Entrance Doors	020		34,500	0	0	0	Complete
020 SS West	1460 Rebuild Wood Deck	020		5,000	0	0	0	Complete
020 SS West	1460 Replace Asphalt Shingles	020		34,000	27,279	27,279	27,279	Complete
021 SS East	1410 Management Fee	021		68,886	123,462	123,462	83,926	In Process
021 SS East	1430 A&E	021		20,733	23,825	23,825	19,222	In Process
021 SS East	1430 Construction Inspections	021		15,500	12,500	12,500	9,342	In Process
021 SS East	1450 Landscape Improvements	021		95,000	74,663	74,663	70,930	In Process
021 SS East	1450 Replace Driveways, Concrete/Asphalt	021		332,000	331,025	331,025	123,196	In Process
021 SS East	1460 Upgrade Bathroom Ventilation	021		35,000	0	0	0	Complete
021 SS East	1460 Replace Siding	021		350,000	423,659	423,659	423,659	Complete
021 SS East	1460 Replace Kitchen Cabinets	021		115,500	0	0	0	Complete
021 SS East	1460 Replace Bath Surround/Faucet	021		55,000	0	0	0	Complete
021 SS East	1460 Replace Windows With Vinyl	021		173,180	121,470	121,470	111,495	In Process
021 SS East	1460 Replace Asphalt Shingles	021		140,000	85,812	85,812	85,812	Complete
223 Administration	1502 Contingency	223		83,281	0	0	0	Complete
				<b>4,182,467</b>	<b>4,182,467</b>	<b>4,182,467</b>	<b>2,873,221</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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. 2.5777-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name:		Capital Fund Program Grant No. IL06P02250108		FFY of Grant Approval: 2008	
Rockford Housing Authority		Replacement Housing Factor Grant No.:			
		Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/10			
		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	660,840	660,840	660,840	430,420
3	1408 Management Improvements	281,400	281,400	211,893	122,486
4	1410 Administration (may not exceed 10% of line 21)	330,420	330,420	330,420	330,420
5	1411 Audit	7,000	1,829	1,829	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	174,500	424,072	424,072	362,602
8	1440 Site Acquisition	35,000	43,095	43,095	15,845
9	1450 Site Improvement	295,000	186,975	186,975	117,615
10	1460 Dwelling Structures	1,310,000	1,333,238	1,333,238	1,067,784
11	1465.1 Dwelling Equipment—Nonexpendable	26,000	26,000	26,000	0
12	1470 Non-dwelling Structures	55,000	48,550	48,550	12,364
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	45,000	37,290	37,290	37,290
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	5,000	0	0	0
17	1499 Development Activities <sup>4</sup>	0	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	79,042	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	3,304,202	3,304,202	3,304,202	2,496,826
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	27,000	0	0	0
Signature of Executive Director		Signature of Public Housing Director		Date	
John W. Cressman					

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2008</b>				
PHA Name:		Capital Fund Program Grant No: <b>IL06P02250108</b>						
<b>Rockford Housing Authority</b>		CFFP (Yes/ No):						
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
001 Blackhawk	1406 Mod for Operations	001		67,426	133,338	67,640	67,640	In Process
001 Blackhawk	1408 Security / Camera Replacement	001		5,000	5,000	4,044	2,019	In Process
001 Blackhawk	1408 Training/Staff Resident	001		1,021	2,508	1,393	1,270	In Process
001 Blackhawk	1408 Computer Upgrades	001		2,550	2,497	2,379	2,379	In Process
001 Blackhawk	1408 Safety & Employee Wellness	001		1,556	1,556	1,255	1,255	In Process
001 Blackhawk	1408 Maintenance Tools & Equipment	001		1,954	0	0	0	Complete
001 Blackhawk	1408 Marketing Plan	001		6,633	6,449	0	0	In Process
001 Blackhawk	1408 Upgrade Maint Fleet - Pick Up/Plow	001		25,000	25,668	25,668	25,668	Complete
001 Blackhawk	1410 Management Fee	001		0	32,301	32,301	32,301	Complete
001 Blackhawk	1430 A&E Consulting/Redev Activities	001		10,000	10,000	0	0	In Process
001 Blackhawk	1430 A&E - Energy Audit	001		0	5,611	5,611	5,611	Complete
001 Blackhawk	1430 CFP Inspections	001		3,000	3,000	54	54	In Process
001 Blackhawk	1440 Appraisals	001		7,500	7,500	0	0	In Process
001 Blackhawk	1450 Site Impr./Sidewalks, Stoops,Hndrls	001		50,000	42,390	28,672	28,672	In Process
001 Blackhawk	1450 Site Impr./Storm Drain Repairs	001		25,000	25,000	18,578	18,578	In Process
001 Blackhawk	1450 Site Impr/Tree Trimming	001		0	975	975	975	Complete
001 Blackhawk	1460 Exterior Rehab	001		0	34	0	0	In Process
001 Blackhawk	1475 Non-Dwelling Equipment	001		0	6,635	0	0	In Process
003 Orton Keyes	1406 Mod for Operations	003		60,202	131,361	65,681	65,681	In Process
003 Orton Keyes	1408 Security / Camera Replacement	003		5,000	4,800	4,168	4,168	In Process
003 Orton Keyes	1408 Training/Staff Resident	003		912	1,184	1,184	1,061	In Process
003 Orton Keyes	1408 Computer Upgrades	003		2,277	2,277	1,903	1,903	In Process
003 Orton Keyes	1408 Safety & Employee Wellness	003		1,389	1,389	1,017	1,017	In Process
003 Orton Keyes	1408 Maintenance Tools & Equipment	003		1,745	1,672	0	0	In Process
003 Orton Keyes	1408 Marketing Plan	003		5,922	5,922	0	0	In Process
003 Orton Keyes	1410 Management Fee	003		0	28,840	28,840	28,840	Complete
003 Orton Keyes	1430 A&E	003		7,500	5,345	5,007	357	In Process
003 Orton Keyes	1430 A&E -- Energy Audit	003		0	5,010	5,010	5,010	Complete
003 Orton Keyes	1430 CFP Inspections	003		5,000	5,000	1,027	1,027	In Process
003 Orton Keyes	1450 Site Impr/1 <sup>st</sup> Story Ext Stone Repair	003		50,000	66,000	66,000	56,400	In Process
003 Orton Keyes	1450 Site Impr/Sidewalk & Patio Replace	003		20,000	20,000	1,495	1,495	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		
PHA Name:		Capital Fund Program Grant No: IL06P02250108		Total Actual Cost		
Rockford Housing Authority		CFPP (Yes/No):		Funds Obligated <sup>2</sup>		
Replacement Housing Factor Grant No:		Development Account No.		Funds Expended <sup>2</sup>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Quantity	Total Estimated Cost		Status of Work	
			Original	Revised <sup>1</sup>		
003 Orton Keyes	1460 Ext Rehab / Fascia & Soffit Repairs	003	10,000	29,032	28,872	In Process
003 Orton Keyes	1470 Non Dwelling/Off-Com Room Roof	003	25,000	11,915	11,915	In Process
003 Orton Keyes	1470 Non Dwelling/Head Start Roof	003	25,000	25,000	0	In Process
004 Park Terrace	1406 Mod for Operations	004	62,954	198,060	198,060	Complete
004 Park Terrace	1408 Security / Camera Replacement	004	2,500	2,300	0	In Process
004 Park Terrace	1408 Service Coordinators / Elderly	004	10,568	0	0	Complete
004 Park Terrace	1408 Training/Staff Resident	004	953	896	896	In Process
004 Park Terrace	1408 Computer Upgrades	004	2,381	4,418	4,418	Complete
004 Park Terrace	1408 Safety & Employee Wellness	004	1,453	1,453	819	In Process
004 Park Terrace	1408 Maintenance Tools & Equipment	004	1,824	0	0	Complete
004 Park Terrace	1408 Marketing Plan	004	6,193	3,725	0	In Process
004 Park Terrace	1408 Upgrade Maint Fleet – Pickup/Plow	004	10,000	26,513	26,513	Complete
	Split with Lowrises					
004 Park Terrace	1410 Management Fee	004	0	30,158	30,158	Complete
004 Park Terrace	1430 A&E	004	15,000	12,971	2,683	In Process
004 Park Terrace	1430 A&E – Energy Audit	004	0	5,239	5,239	Complete
004 Park Terrace	1430 CFP Inspections	004	5,000	3,893	269	In Process
004 Park Terrace	1460 Int Rehab/Apt Door Hrdwr-closer	004	60,000	28,893	28,893	Complete
004 Park Terrace	1460 Weatherization	004	0	301,800	301,800	In Process
004 Park Terrace	1460 Int Rehab/Riser Replacement 8&9	004	340,000	19,781	17,427	In Process
004 Park Terrace	1460 First Floor Renovation	004	0	15,045	15,045	In Process
004 Park Terrace	1460 Asbestos Abatement	004	0	19,480	19,480	Complete
004 Park Terrace	1465 Non-Dwell Eq. Appliances for 8 & 9	004	26,000	26,000	0	In Process
004 Park Terrace	1495 Relocation	004	5,000	0	0	Complete
006 North Main	1406 Mod for Operations	006	64,330	0	0	Complete
006 North Main	1408 Security / Camera Replacement	006	2,500	2,500	0	In Process
006 North Main	1408 Service Coordinators / Elderly	006	10,799	0	0	Complete
006 North Main	1408 Training/Staff Resident	006	974	974	855	In Process
006 North Main	1408 Computer Upgrades	006	2,433	2,433	1,602	In Process
006 North Main	1408 Safety & Employee Wellness	006	1,484	1,484	465	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name:		Grant Type and Number						
Rockford Housing Authority		Capital Fund Program Grant No: IL06P02250108						
Development Number		CFFP (Yes/No):						
Name/PHA-Wide		Replacement Housing Factor Grant No:						
Activities								
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
006 North Main	1408 Maintenance Tools & Equipment	006		1,864	1,864	0	0	In Process
006 North Main	1408 Marketing Plan	006		6,328	6,328	0	0	In Process
006 North Main	1410 Management Fee	006		0	30,817	30,817	30,817	Complete
006 North Main	1430 A&E	006		0	15,206	15,206	12,209	In Process
006 North Main	1430 A&E - Energy Audit	006		0	5,353	5,353	5,353	Complete
006 North Main	1430 CFP Inspections	006		2,000	1,642	0	0	In Process
006 North Main	1460 Int Rehab/Door Hardware-Closers	006		60,000	28,916	28,916	28,916	Complete
007 Fairgrounds	1406 Mod for Operations	007		72,242	0	0	0	Complete
007 Fairgrounds	1408 Security / Camera Replacement	007		5,000	5,000	3,176	3,176	In Process
007 Fairgrounds	1408 Training/Staff Resident	007		1,094	1,418	1,418	1,316	In Process
007 Fairgrounds	1408 Computer Upgrades	007		2,732	5,128	5,128	5,128	Complete
007 Fairgrounds	1408 Safety & Employee Wellness	007		1,667	1,816	1,816	1,816	Complete
007 Fairgrounds	1408 Maintenance Tools & Equipment	007		2,094	1,889	0	0	In Process
007 Fairgrounds	1408 Marketing Plan	007		7,106	7,106	0	0	In Process
007 Fairgrounds	1410 Management Fee	007		0	34,608	34,608	34,608	Complete
007 Fairgrounds	1430 A&E Consulting/Redev Activities	007		10,000	21,966	21,966	15,118	In Process
007 Fairgrounds	1430 A&E - Energy Audit	007		0	6,012	6,012	6,012	Complete
007 Fairgrounds	1430 CFP Inspections	007		2,000	541	253	253	In Process
007 Fairgrounds	1440 Appraisals	007		7,500	7,500	7,000	7,000	In Process
007 Fairgrounds	1450 Site Imp/Basement Windows-Dwnspt	007		10,000	23,495	23,495	23,495	Complete
007 Fairgrounds	1450 Site Imp/Parking Lot Sealcoat-	007		25,000	7,683	863	0	In Process
007 Fairgrounds	1460 Interior Rehab	007		0	3,326	0	0	In Process
007 Fairgrounds	1470 Non-Dwelling/Office Carpet Replace	007		5,000	5,000	449	449	In Process
009 Olesen Plaza	1406 Mod for Operations	009		51,945	0	0	0	Complete
009 Olesen Plaza	1408 Security / Camera Replacement	009		2,500	2,500	0	0	In Process
009 Olesen Plaza	1408 Service Coordinators / Elderly	009		8,720	0	0	0	Complete
009 Olesen Plaza	1408 Training/Staff Resident	009		787	757	630	558	In Process
009 Olesen Plaza	1408 Computer Upgrades	009		1,965	1,995	1,995	1,995	Complete
009 Olesen Plaza	1408 Safety & Employee Wellness	009		1,199	1,199	540	540	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2008</b>				
PHA Name:		Capital Fund Program Grant No: IL06P02250108						
<b>Rockford Housing Authority</b>		CFFP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
009 Olesen Plaza	1408 Maintenance Tools & Equipment	009		1,505	0	0	0	Complete
009 Olesen Plaza	1408 Marketing Plan	009		5,110	4,525	0	0	In Process
009 Olesen Plaza	1410 Management Fee	009		0	24,885	24,885	24,885	Complete
009 Olesen Plaza	1430 A&E	009		20,000	25,177	25,177	18,180	In Process
009 Olesen Plaza	1430 A&E – Energy Audit	009		0	4,323	4,323	4,323	Complete
009 Olesen Plaza	1430 CFP Inspections	009		6,000	1,141	1,141	1,141	Complete
009 Olesen Plaza	1460 Interior Rehab/Door Hrdwr Closers	009		0	28,917	28,917	28,917	Complete
009 Olesen Plaza	1460 Interior Rehab-Common Hall Floors	009		50,000	9,890	9,716	9,716	In Process
009 Olesen Plaza	1460 Exterior Rehab-Roof Replacement	009		130,000	216,311	216,311	216,311	Complete
014 Low Rises	1406 Mod for Operations	014		34,401	0	0	0	Complete
014 Low Rises	1408 Service Coordinators / Elderly	014		5,775	0	0	0	Complete
014 Low Rises	1408 Training/Staff Resident	014		521	635	635	564	In Process
014 Low Rises	1408 Computer Upgrades	014		1,301	1,301	1,301	1,301	Complete
014 Low Rises	1408 Safety & Employee Wellness	014		794	794	711	711	In Process
014 Low Rises	1408 Maintenance Tools & Equipment	014		997	925	0	0	In Process
014 Low Rises	1408 Marketing Plan	014		3,384	3,341	0	0	In Process
014 Low Rises	1408 Upgrade Maint Fleet – Pickup/Plow	014		10,000	0	0	0	Complete
	Split with Park Terrace							
014 Low Rises	1410 Management Fee	014		0	16,480	16,480	16,480	Complete
014 Low Rises	1430 A&E	014		12,000	12,000	12,000	357	In Process
014 Low Rises	1430 A&E – Energy Audit	014		0	2,863	2,863	2,863	Complete
014 Low Rises	1430 CFP Inspections	014		14,000	14,000	791	791	In Process
014 Low Rises	1460 Interior Rehab-Hall Carpet/Common Area Furniture – All 3	014		70,000	0	0	0	Complete
014 Low Rises	1460 Interior Rehab-2 <sup>nd</sup> Story Laundry BB	014		10,000	8,980	0	0	In Process
014 Low Rises	1460 Interior Rehab-Trash Compactor-all 3	014		26,850	26,850	26,850	0	In Process
014 Low Rises	1460 Interior Rehab-Fire Alarm Upgrade - 3	014		55,256	55,256	18,104	0	In Process
014 Low Rises	1460 Interior Rehab-First Floor Baths	014		99,652	99,652	99,652	99,652	Complete
014 Low Rises	1460 Exterior Rehab/Force Acct Work	014		91	91	91	91	Complete
020 Scattered Sites West	1406 Mod for Operations	020		0	0	0	0	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2008</b>		
PHA Name:		Capital Fund Program Grant No: IL06P02250108				
<b>Rockford Housing Authority</b>		CFPP (Yes/ No):				
Development Number Name/PHA - Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
020 Scattered Sites West	1408 Training/Staff Resident	020		766	1,136	In Process
020 Scattered Sites West	1408 Computer Upgrades	020		1,912	863	In Process
020 Scattered Sites West	1408 Safety & Employee Wellness	020		1,167	736	In Process
020 Scattered Sites West	1408 Maintenance Tools & Equipment	020		1,466	0	In Process
020 Scattered Sites West	1408 Marketing Plan	020		4,974	0	In Process
020 Scattered Sites West	1408 Upgrade Maint Fleet/Mgr Vehicle	020		7,500	13,528	Complete
020 Scattered Sites West	1410 Management Fee	020		0	24,225	Complete
020 Scattered Sites West	1430 A&E	020		0	1,459	Complete
020 Scattered Sites West	1430 Consulting/Redev Activities	020		10,000	5,000	In Process
020 Scattered Sites West	1430 A&E -- Energy Audit	020		0	4,208	Complete
020 Scattered Sites West	1430 CFP Inspections	020		5,000	4,642	In Process
020 Scattered Sites West	1440 Appraisals	020		10,000	10,000	In Process
020 Scattered Sites West	1450 Site Improvements-Sidewalks & Drives	020		20,000	13,000	In Process
020 Scattered Sites West	1450 Site Improvements-Tree Removal	020		5,000	5,000	In Process
020 Scattered Sites West	1460 Int Rehab/Boiler Replacement	020		0	5,095	In Process
020 Scattered Sites West	1460 Exterior Rehab-Roofs (008)	020		165,000	89,950	In Process
020 Scattered Sites West	1460 Exterior Rehab - Windows	020		0	44,905	In Process
020 Scattered Sites West	1485 Demo/Latham, Loomis, N. Court	020		15,000	13,190	Complete
021 Scattered Sites East	1406 Mod for Operations	021		52,977	126,910	In Process
021 Scattered Sites East	1408 Training/Staff Resident	021		802	1,180	In Process
021 Scattered Sites East	1408 Computer Upgrades	021		2,004	2,004	In Process
021 Scattered Sites East	1408 Safety & Employee Wellness	021		1,223	1,223	In Process
021 Scattered Sites East	1408 Maintenance Tools & Equipment	021		1,535	1,356	In Process
021 Scattered Sites East	1408 Marketing Plan	021		5,211	5,211	In Process
021 Scattered Sites East	1408 Upgrade Maint Fleet/Mgr Vehicle	021		7,500	1,272	In Process
021 Scattered Sites East	1410 Management Fee	021		0	25,379	Complete
021 Scattered Sites East	1430 A&E	021		20,000	13,812	In Process
021 Scattered Sites East	1430 A&E-Consulting/Redev Activities	021		10,000	10,000	In Process
021 Scattered Sites East	1430 A&E -- Energy Audit	021		0	4,409	Complete
021 Scattered Sites East	1430 CFP Inspections	021		5,000	5,000	In Process
021 Scattered Sites East	1440 Appraisals	021		10,000	10,000	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2008</b>			
PHA Name:		Capital Fund Program Grant No: <b>IL06P02250108</b>					
<b>Rockford Housing Authority</b>		Replacement Housing Factor Grant No:					
Development Number Name/PHA - Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work	
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
021 Scattered Sites East	1450 Site Improvements-Sidewalks & Drives	021		20,000	10,000	0	In Process
021 Scattered Sites East	1450 Site Improvements-Tree Removal	021		5,000	5,000	0	In Process
021 Scattered Sites East	1460 Exterior Rehab-Roofs (008)	021		110,000	48,394	8,854	In Process
021 Scattered Sites East	1460 Exterior Rehab-Prototype Ren. (016)	021		75,000	39,726	0	In Process
021 Scattered Sites East	1460 Exterior Rehab-Windows	021		0	64,933	64,933	Complete
021 Scattered Sites East	1485 Demo/ 1405 Charles-214 Clara	021		30,000	24,100	24,100	Complete
051 Jane Addams	1410 Management Fee	051		0	13,843	13,843	Complete
051 Jane Addams	1430 CFP Inspections	051		0	40	40	Complete
051 Jane Addams	1450 Site Improvements/Green Space	051		25,000	23,991	23,991	Complete
052 Brewington Oaks	1406 Mod for Operations	052		143,794	71,171	35,585	In Process
052 Brewington Oaks	1408 Security / Camera Replacement	052		2,500	2,500	0	In Process
052 Brewington Oaks	1408 Security/Micro wireless Camera Recorder	052		2,000	2,000	0	In Process
052 Brewington Oaks	1408 Service Coordinators / Elderly	052		24,138	0	0	Complete
052 Brewington Oaks	1408 Training/Staff Resident	052		2,170	2,170	1,725	In Process
052 Brewington Oaks	1408 Computer Upgrades	052		5,445	5,445	2,904	In Process
052 Brewington Oaks	1408 Safety & Employee Wellness	052		3,316	3,316	1,801	In Process
052 Brewington Oaks	1408 Maintenance Tools & Equipment	052		4,166	0	0	Complete
052 Brewington Oaks	1408 Marketing Plan	052		14,139	4,256	0	In Process
052 Brewington Oaks	1410 Management Fee	052		0	68,882	68,882	Complete
052 Brewington Oaks	1430 A&E	052		0	1,529	1,529	Complete
052 Brewington Oaks	1430 A&E Consulting/Redev Activities	052		10,000	190,637	184,258	In Process
052 Brewington Oaks	1430 A&E - Energy Audit	052		0	11,969	11,969	Complete
052 Brewington Oaks	1430 CFP Inspections A & B	052		3,000	67	67	Complete
052 Brewington Oaks	1440 Appraisals	052		0	8,095	8,095	Complete
052 Brewington Oaks	1450 Site Imp-Sitework & Sidewalks (A)	052		20,000	2,328	0	In Process
052 Brewington Oaks	1450 Site Imp-Sealcoat & Restripping (B)	052		20,000	0	0	Complete
052 Brewington Oaks	1450 Site Imp-Parking Lot Lights	052		0	8,112	8,112	Complete
052 Brewington Oaks	1460 Interior Rehab-PTAC Replacement	052		45,000	0	0	Complete
052 Brewington Oaks	1460 Interior Rehab-Flooring	052		0	1,185	1,185	Complete
052 Brewington Oaks	1460 Exterior Rehab-Roof Repair	052		0	2,100	2,100	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





**Part I: Summary**

**PHA Name:** Rockford Housing Authority

**Grant Type and Number:** Capital Fund Program Grant No: IL06P02250107  
 Replacement Housing Factor Grant No: \_\_\_\_\_  
 Date of CFFP: \_\_\_\_\_

**FFY of Grant:** 2007  
**FFY of Grant Approval:** 2007

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	647,431	647,431	647,431
3	1408 Management Improvements	454,470	289,295	281,299
4	1410 Administration (may not exceed 10% of line 21)	323,716	323,716	323,716
5	1411 Audit	0	0	0
6	1415 Liquidated Damages	0	0	0
7	1430 Fees and Costs	134,500	103,951	49,891
8	1440 Site Acquisition	0	0	0
9	1450 Site Improvement	150,000	102,259	93,509
10	1460 Dwelling Structures	878,500	834,476	803,156
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0
12	1470 Non-dwelling Structures	0	133,136	54,068
13	1475 Non-dwelling Equipment	0	17,761	17,761
14	1485 Demolition	500,000	678,779	678,779
15	1492 Moving to Work Demonstration	0	0	0
16	1495.1 Relocation Costs	0	106,352	101,352
17	1499 Development Activities <sup>4</sup>	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	148,539	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>3,237,156</b>	<b>3,237,156</b>	<b>3,050,962</b>
21	Amount of line 20 Related to LBP Activities	148,500		
22	Amount of line 20 Related to Section 504 Activities	75,000		
23	Amount of line 20 Related to Security - Soft Costs	0		
24	Amount of line 20 Related to Security - Hard Costs	271,317		
25	Amount of line 20 Related to Energy Conservation Measures	170,000		

**Type of Grant**  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 03/31/10  
 Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report

**Signature of Executive Director:** *John W. Cressman*      **Date:** \_\_\_\_\_

**Signature of Public Housing Director:** \_\_\_\_\_      **Date:** \_\_\_\_\_

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2007</b>				
PHA Name:		Capital Fund Program Grant No: <b>IL06P02250107</b>						
<b>Rockford Housing Authority</b>		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
001 Blackhawk	1406 Mod for Operations	001		123,156	123,156	123,156	123,156	Complete
001 Blackhawk	1408 Training/Staff Resident	001		2,219	1,853	1,853	1,853	Complete
001 Blackhawk	1408 Computer Software/Hardware	001		6,022	4,219	4,219	4,219	Complete
001 Blackhawk	1408 Safety Program	001		397	515	515	515	Complete
001 Blackhawk	1408 Resident Screening/Orientation	001		528	0	0	0	Complete
001 Blackhawk	1408 Maintenance Tools & Equipment	001		1,955	0	0	0	Complete
001 Blackhawk	1408 Marketing-Vacancy/Reduction	001		980	0	0	0	Complete
001 Blackhawk	1408 Security	001		0	12,624	12,624	6,627	In Process
001 Blackhawk	1410 Management Fee	001		0	31,644	31,644	31,644	Complete
001 Blackhawk	1430 A&E Consulting	001		0	660	660	660	Complete
001 Blackhawk	1430 Construction Supervisor	001		0	430	430	430	Complete
001 Blackhawk	1450 Site Improvements/Blacktop Streets	001		25,000	16,250	16,250	16,250	Complete
001 Blackhawk	1450 Site Improvements/Handrails	001		0	26,410	26,410	26,410	Complete
001 Blackhawk	1470 Non-Dwelling Structures	001		0	31,298	31,298	31,298	Complete
001 Blackhawk	1475 Non-Dwelling Equipment	001		0	17,761	17,761	17,761	Complete
003 Orton Keyes	1406 Mod for Operations	003		41,655	41,655	41,655	41,655	Complete
003 Orton Keyes	1408 Training/Staff Resident	003		1,981	1,512	1,512	1,512	Complete
003 Orton Keyes	1408 Computer Software/Hardware	003		5,378	3,767	3,767	3,767	Complete
003 Orton Keyes	1408 Safety Program	003		356	460	460	460	Complete
003 Orton Keyes	1408 Resident Screening/Orientation	003		473	0	0	0	Complete
003 Orton Keyes	1408 Maintenance Tools & Equipment	003		1,745	0	0	0	Complete
003 Orton Keyes	1408 Marketing-Vacancy/Reduction	003		875	0	0	0	Complete
003 Orton Keyes	1408 Security	003		0	1,999	1,999	1,999	Complete
003 Orton Keyes	1410 Management Fee	003		0	28,254	28,254	28,254	Complete
003 Orton Keyes	1430 A & E	003		10,000	13,878	13,878	13,095	In Process
003 Orton Keyes	1430 Construction Supervisor/Inspections	003		5,000	2,371	2,371	2,371	Complete
003 Orton Keyes	1450 Site Improvements	003		0	14,726	14,726	14,726	Complete
003 Orton Keyes	1460 Interior Rehab-ADA Apt Upgrades	003		75,000	62,297	62,297	30,978	In Process
003 Orton Keyes	1460 Exterior Rehab-Masonry Repairs	003		0	30,000	30,000	30,000	Complete
003 Orton Keyes	1470 Non-Dwelling Structures	003		0	22,770	22,770	22,770	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2007</b>				
PHA Name:		Capital Fund Program Grant No: IL06P02250107						
<b>Rockford Housing Authority</b>		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
003 Orton Keyes	1470 Non-Dwelling Structures/ADA	003		0	79,068	79,068	0	In Process
004 Park Terrace	1406 Mod for Operations	004		172,107	172,107	172,107	172,107	Complete
004 Park Terrace	1408 Security Cameras and Hardware	004		20,742	15,920	15,920	15,920	Complete
004 Park Terrace	1408 Service Coordinators / Elderly	004		10,485	10,568	10,568	10,568	Complete
004 Park Terrace	1408 Training/Staff Resident	004		2,037	2,159	2,159	2,159	Complete
004 Park Terrace	1408 Computer Software/Hardware	004		5,108	8,037	8,037	8,037	Complete
004 Park Terrace	1408 Safety Program	004		485	481	481	481	Complete
004 Park Terrace	1408 Resident Screening/Orientation	004		818	0	0	0	Complete
004 Park Terrace	1408 Maintenance Tools & Equipment	004		1,811	0	0	0	Complete
004 Park Terrace	1408 Marketing-Vacancy/Reduction	004		905	0	0	0	Complete
004 Park Terrace	1410 Management Fee	004		0	29,545	29,545	29,545	Complete
004 Park Terrace	1430 A&E Consulting	004		0	1,750	1,750	1,750	Complete
004 Park Terrace	1430 Construction Supervisor	004		0	99	99	99	Complete
004 Park Terrace	1450 Site Improvements -Security Cameras	004		20,000	0	0	0	Complete
004 Park Terrace	1460 Interior Rehab	004		0	5,090	5,090	5,090	Complete
004 Park Terrace	1495 Relocation	004		0	5,101	5,101	5,101	Complete
006 North Main	1406 Mod for Operations	006		0	0	0	0	Complete
006 North Main	1408 Security Cameras and Hardware	006		21,353	17,600	17,600	17,600	Complete
006 North Main	1408 Service Coordinators / Elderly	006		10,831	10,779	10,779	10,779	Complete
006 North Main	1408 Training/Staff Resident	006		2,103	887	887	887	Complete
006 North Main	1408 Computer Software/Hardware	006		5,643	8,213	8,213	8,213	Complete
006 North Main	1408 Safety Program	006		415	491	491	491	Complete
006 North Main	1408 Resident Screening/Orientation	006		471	0	0	0	Complete
006 North Main	1408 Maintenance Tools & Equipment	006		1,870	0	0	0	Complete
006 North Main	1408 Marketing-Vacancy/Reduction	006		935	0	0	0	Complete
006 North Main	1410 Management Fee	006		0	30,191	30,191	30,191	Complete
006 North Main	1430 A & E	006		3,500	8,000	8,000	8,000	Complete
006 North Main	1430 A&E Consulting	006		0	900	900	900	Complete
006 North Main	1430 Construction Supervisor/Inspections	006		3,500	474	474	474	Complete
006 North Main	1450 Site Improvements-Security Camera	006		10,000	0	0	0	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2007</b>				
PHA Name:		Capital Fund Program Grant No: IL06P02250107						
<b>Rockford Housing Authority</b>		Replacement Housing Factor Grant No:						
Development Number Name/PHA - Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
006 North Main	1460 Interior Rehab-Ventilation System	006		15,000	62,702	62,702	62,702	Complete
006 North Main	1460 Interior Rehab	006		0	2,475	2,475	2,475	Complete
007 Fairgrounds	1406 Mod for Operations	007		94,155	94,155	94,155	94,155	Complete
007 Fairgrounds	1408 Training/Staff Resident	007		2,400	3,289	3,289	3,289	Complete
007 Fairgrounds	1408 Computer Software/Hardware	007		6,300	5,520	5,520	5,520	Complete
007 Fairgrounds	1408 Safety Program	007		750	552	552	552	Complete
007 Fairgrounds	1408 Resident Screening/Orientation	007		1,049	0	0	0	Complete
007 Fairgrounds	1408 Maintenance Tools & Equipment	007		2,098	0	0	0	Complete
007 Fairgrounds	1408 Marketing - Vacancy Reduction	007		1,049	0	0	0	Complete
007 Fairgrounds	1408 Security	007		0	6,993	6,993	4,994	In Process
007 Fairgrounds	1410 Management Fee	007		0	33,904	33,904	33,904	Complete
007 Fairgrounds	1430 A&E	007		4,500	0	0	0	Complete
007 Fairgrounds	1430 A&E Consulting	007		15,000	2,408	0	0	In Process
007 Fairgrounds	1430 Construction Supervisor/Inspections	007		1,000	446	446	446	Complete
007 Fairgrounds	1450 Site Improvements/Sidewalks	007		20,000	21,671	21,671	12,921	In Process
007 Fairgrounds	1450 Site Improvements/Downspouts	007		0	3,194	3,194	3,194	Complete
009 Olesen Plaza	1406 Mod for Operations	009		0	0	0	0	Complete
009 Olesen Plaza	1408 Security Cameras and Hardware	009		17,241	9,475	9,475	9,475	Complete
009 Olesen Plaza	1408 Service Coordinators / Elderly	009		8,744	8,720	8,720	8,720	Complete
009 Olesen Plaza	1408 Training/Staff Resident	009		1,697	1,413	1,413	1,413	Complete
009 Olesen Plaza	1408 Computer Software/Hardware	009		4,557	6,632	6,632	6,632	Complete
009 Olesen Plaza	1408 Safety Program	009		335	426	426	426	Complete
009 Olesen Plaza	1408 Resident Screening/Orientation	009		379	0	0	0	Complete
009 Olesen Plaza	1408 Maintenance Tools & Equipment	009		1,510	0	0	0	Complete
009 Olesen Plaza	1408 Marketing-Vacancy/Reduction	009		755	0	0	0	Complete
009 Olesen Plaza	1410 Management Fee	009		21,500	24,378	24,378	24,378	Complete
009 Olesen Plaza	1430 A & E	009		0	0	0	0	Complete
009 Olesen Plaza	1430 A&E Consulting	009		0	1,000	1,000	1,000	Complete
009 Olesen Plaza	1430 Construction Supervisor/Inspections	009		6,500	478	478	478	Complete
009 Olesen Plaza	1450 Site Improvements-Prking Lot Seal	009		5,000	0	0	0	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: 2007</b>			
PHA Name:		Capital Fund Program Grant No: IL06P02250107					
<b>Rockford Housing Authority</b>		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work	
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
009 Olesen Plaza	1450 Site Improvements – Security Camera	009		10,000	0	0	Complete
009 Olesen Plaza	1460 Interior Rehab-1 <sup>st</sup> Floor Renovation	009		175,000	985	985	Complete
009 Olesen Plaza	1460 Interior Rehab-Kitchen Prototype	009		7,500	7,364	7,364	Complete
014 Low Rises-Buckbee	1406 Mod for Operations	014		40,441	40,441	40,441	Complete
014 Low Rises-Buckbee	1408 Security Cameras and Hardware	014		4,875	0	0	Complete
014 Low Rises-Buckbee	1408 Service Coordinators / Elderly	014		2,464	2,483	2,483	Complete
014 Low Rises-Buckbee	1408 Training/Staff Resident	014		479	561	561	Complete
014 Low Rises-Buckbee	1408 Computer Software/Hardware	014		1,201	1,888	1,888	Complete
014 Low Rises-Buckbee	1408 Safety Program	014		114	113	113	Complete
014 Low Rises-Buckbee	1408 Resident Screening/Orientation	014		192	0	0	Complete
014 Low Rises-Buckbee	1408 Maintenance Tools & Equipment	014		425	0	0	Complete
014 Low Rises-Buckbee	1408 Marketing-Vacancy/Reduction	014		213	0	0	Complete
014 Low Rises-Buckbee	1410 Management Fee	014		0	6,942	6,942	Complete
014 Low Rises-Buckbee	1430 A & E	014		4,300	0	0	Complete
014 Low Rises-Buckbee	1430 Construction Supervisor/Inspections	014		2,150	549	549	Complete
014 Low Rises-Buckbee	1460 Interior Rehab-Intercom Replacement	014		25,000	56,888	56,888	Complete
014 Low Rises-Buckbee	1460 Interior Rehab-PTAC Replacement	014		3,334	0	0	Complete
014 Low Rises-Buckbee	1460 Interior Rehab-1 <sup>st</sup> Floor Apt Bathrooms	014		110,000	118,047	118,047	Complete
014 Low Rises-Buckbee	1460 Interior Rehab	014		0	977	977	Complete
014 Low Rises-Buckbee	1495 Relocation	014		0	981	981	Complete
014 Low Rises-Summit	1406 Mod for Operations	014		25,393	25,393	25,393	Complete
014 Low Rises-Summit	1408 Security Cameras and Hardware	014		3,061	0	0	Complete
014 Low Rises-Summit	1408 Service Coordinators / Elderly	014		1,547	1,559	1,559	Complete
014 Low Rises-Summit	1408 Training/Staff Resident	014		301	383	383	Complete
014 Low Rises-Summit	1408 Computer Software/Hardware	014		754	1,186	1,186	Complete
014 Low Rises-Summit	1408 Safety Program	014		72	71	71	Complete
014 Low Rises-Summit	1408 Resident Screening/Orientation	014		121	0	0	Complete
014 Low Rises-Summit	1408 Maintenance Tools & Equipment	014		267	0	0	Complete
014 Low Rises-Summit	1408 Marketing – Vacancy/Reduction	014		134	0	0	Complete
014 Low Rises-Summit	1410 Management Fee	014		0	4,359	4,359	Complete
014 Low Rises-Summit	1430 A & E	014		2,700	0	0	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007				
PHA Name:		Capital Fund Program Grant No: IL06P02250107						
Rockford Housing Authority		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
014 Low Rises-Summit	1430 Construction Supervisor/Inspections	014		1,350	1,296	1,296	1,296	Complete
014 Low Rises-Summit	1460 Interior Rehab-Intercom Replacement	014		25,000	42,543	42,543	42,543	Complete
014 Low Rises-Summit	1460 Interior Rehab-PTAC Replacement	014		3,333	38,231	38,231	38,231	Complete
014 Low Rises-Summit	1460 Interior Rehab-1 <sup>st</sup> Floor Apt Bathrooms	014		32,000	40,677	40,677	40,677	Complete
014 Low Rises-Summit	1460 Interior Rehab	014		0	976	976	976	Complete
014 Low Rises-Midvale	1406 Mod for Operations	014		28,214	28,214	28,214	28,214	Complete
014 Low Rises-Midvale	1408 Security Cameras and Hardware	014		3,401	0	0	0	Complete
014 Low Rises-Midvale	1408 Service Coordinators / Elderly	014		1,719	1,733	1,733	1,733	Complete
014 Low Rises-Midvale	1408 Training/Staff Resident	014		334	386	386	386	Complete
014 Low Rises-Midvale	1408 Computer Software/Hardware	014		838	1,318	1,318	1,318	Complete
014 Low Rises-Midvale	1408 Safety Program	014		80	79	79	79	Complete
014 Low Rises-Midvale	1408 Resident Screening/Orientation	014		134	0	0	0	Complete
014 Low Rises-Midvale	1408 Maintenance Tools & Equipment	014		297	0	0	0	Complete
014 Low Rises-Midvale	1408 Marketing - Vacancy/Reduction	014		149	0	0	0	Complete
014 Low Rises-Midvale	1410 Management Fee	014		0	4,844	4,844	4,844	Complete
014 Low Rises-Midvale	1430 A & E	014		3,000	0	0	0	Complete
014 Low Rises-Midvale	1430 Construction Supervisor/Inspections	014		1,500	429	429	429	Complete
014 Low Rises-Midvale	1460 Interior Rehab-Intercom Replace	014		25,000	42,103	42,103	42,103	Complete
014 Low Rises-Midvale	1460 Interior Rehab-PTAC Replacement	014		3,333	0	0	0	Complete
014 Low Rises-Midvale	1460 Interior Rehab-1 <sup>st</sup> Floor Apt Baths	014		103,000	118,603	118,603	118,603	Complete
014 Low Rises-Midvale	1460 Interior Rehab	014		0	977	977	977	Complete
014 Low Rises-Midvale	1495 Relocation	014		0	1,039	1,039	1,039	Complete
020 Scattered Sites West	1406 Mod for Operations	020		0	0	0	0	Complete
020 Scattered Sites West	1408 Training/Staff Resident	020		3,375	2,203	2,203	2,203	Complete
020 Scattered Sites West	1408 Computer Software/Hardware	020		4,500	5,673	5,673	5,673	Complete
020 Scattered Sites West	1408 Safety Program	020		750	386	386	386	Complete
020 Scattered Sites West	1408 Resident Screening/Orientation	020		750	0	0	0	Complete
020 Scattered Sites West	1408 Maintenance Tools & Equipment	020		1,500	0	0	0	Complete
020 Scattered Sites West	1408 Marketing-Vacancy/Reduction	020		750	0	0	0	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2007				
PHA Name:		Capital Fund Program Grant No: IL-06P02250107						
Rockford Housing Authority		CFPP (Yes/No):						
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
020 Scattered Sites West	1408 Upgrade Maintenance Fleet	020		40,000	29,582	29,582	29,582	Complete
020 Scattered Sites West	1410 Management Fee	020		0	23,733	23,733	23,733	Complete
020 Scattered Sites West	1430 A & E	020		12,000	0	0	0	Complete
020 Scattered Sites West	1430 A & E Consulting	020		0	19,535	19,535	4,700	Complete
020 Scattered Sites West	1430 Construction Supervisor/Inspections	020		5,000	389	389	389	Complete
020 Scattered Sites West	1450 Site Improvements-Sidewalks	020		20,000	0	0	0	Complete
020 Scattered Sites West	1450 Site Improvements-Sewer Repairs	020		0	2,735	2,735	2,735	Complete
020 Scattered Sites West	1460 Interior Rehab-Asbestos Abatement	020		74,250	0	0	0	Complete
020 Scattered Sites West	1460 Interior Rehab-Mold Remediation	020		0	28,919	28,919	28,919	Complete
020 Scattered Sites West	1460 Exterior Rehab/Roofs	020		0	28,822	28,822	28,822	Complete
020 Scattered Sites West	1495 Relocation	020		0	4,151	4,151	1,651	In Process
021 Scattered Sites East	1406 Mod for Operations	021		89,155	89,155	89,155	89,155	Complete
021 Scattered Sites East	1408 Training/Staff Resident	021		3,375	2,070	2,070	2,070	Complete
021 Scattered Sites East	1408 Computer Software/Hardware	021		4,500	5,761	5,761	5,761	Complete
021 Scattered Sites East	1408 Safety Program	021		750	405	405	405	Complete
021 Scattered Sites East	1408 Resident Screening/Orientation	021		750	0	0	0	Complete
021 Scattered Sites East	1408 Maintenance Tools & Equipment	021		1,500	0	0	0	Complete
021 Scattered Sites East	1408 Marketing-Vacancy/Reduction	021		750	0	0	0	Complete
021 Scattered Sites East	1408 Upgrade Maintenance Fleet	021		20,000	29,582	29,582	29,582	Complete
021 Scattered Sites East	1410 Management Fee	021		0	24,863	24,863	24,863	Complete
021 Scattered Sites East	1430 A & E	021		12,000	0	0	0	Complete
021 Scattered Sites East	1430 A & E Consulting	021		0	16,905	16,905	1,700	In Process
021 Scattered Sites East	1450 Construction Supervisor/Inspections	021		5,000	1,008	1,008	1,008	Complete
021 Scattered Sites East	1450 Site Improvements-Sidewalks	021		20,000	17,273	17,273	17,273	Complete
021 Scattered Sites East	1460 Interior Rehab-Lead Abatement	021		74,250	0	0	0	Complete
021 Scattered Sites East	1460 Interior Rehab-Mold Remediation	021		0	16,920	16,920	16,920	Complete
021 Scattered Sites East	1460 Exterior Rehab/Roofs	021		0	85,085	85,085	85,085	Complete
021 Scattered Sites East	1460 Exterior Rehab/Windows	021		0	1,595	1,595	1,595	Complete
021 Scattered Sites East	1495 Relocation	021		0	2,500	2,500	2,500	In Process

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>						<b>Federal FFY of Grant: 2007</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		
IL22-001 Blackhawk	9/12/2009		9/12/2011			
IL22-003 Orton Keyes	9/12/2009		9/12/2011			
IL22-004 Park Terrace	9/12/2009		9/12/2011			
IL22-006 N. Main Manor	9/12/2009		9/12/2011			
IL22-007 Fairgrounds	9/12/2009		9/12/2011			
IL22-009 Olesen Plaza	9/12/2009		9/12/2011			
IL22-014 Low Rises	9/12/2009		9/12/2011			
IL22-020 SS - West	9/12/2009		9/12/2011			
IL22-021 SS - East	9/12/2009		9/12/2011			
IL22-051 Jane Addams	9/12/2009		9/12/2011			
IL22-052 Brewington Oaks	9/12/2009		9/12/2011			
PHA Wide	9/12/2009		9/12/2011			

<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.

## Exhibit 8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program – Five-Year Action Plan

<b>PART I: SUMMARY</b>						
PHA Name/Number: Rockford Housing Authority		Locality (City/County & State) Rockford, IL			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	PHA Wide	Annual Statement				
	IL22-001 Blackhawk		70,000	65,000	57,500	45,000
	IL22-003 Orton Keyes		65,000	80,000	324,000	440,303
	IL22-0414 Park Terrace		993,807	775,000	604,100	730,000
	IL22-006 N. Main Manor		27,000	282,500	187,379	198,500
	IL22-007 Fairgrounds		46,500	30,000	30,000	37,500
	IL22-009 Olesen Plaza		335,000	188,500	104,200	16,000
	IL22-0414 Low Rises		19,800	65,000	30,000	85,000
	IL22-020 SS – West		167,500	115,000	197,500	117,500
	IL22-021 SS - East		117,500	252,500	288,628	208,504
	IL22-5152 Brewington Oaks		0	0	0	0
B.	Physical Improvements Subtotal		1,842,107	1,853,500	1,823,307	1,878,307
C.	Management Improvements		226,468	226,468	226,468	226,468
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		320,102	320,102	320,102	320,102
F.	Other		172,141	60,748	190,941	135,941
G.	Operations		640,204	640,204	640,204	640,204
H.	Demolition			100,000		
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		<b>3,201,022</b>	<b>3,201,022</b>	<b>3,201,022</b>	<b>3,201,022</b>
L.	Total Non-CFP Funds					
M.	Grand Total		<b>3,201,022</b>	<b>3,201,022</b>	<b>3,201,022</b>	<b>3,201,022</b>

Capital Fund Program – Five-Year Action Plan

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Work Item	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL Statement	IL22-001 Blackhawk	Lead Paint Assessment	\$5,000	IL22-001 Blackhawk	Energy Audit	\$5,000
	IL22-001 Blackhawk	Asbestos Survey	\$20,000	IL22-001 Blackhawk	CFP Inspections	\$5,000
	IL22-001 Blackhawk	Street Repair	\$25,000	IL22-001 Blackhawk	Street Repairs	\$15,000
	IL22-001 Blackhawk	Sidewalk Repair	\$10,000	IL22-001 Blackhawk	Sidewalk Repairs	\$10,000
	IL22-001 Blackhawk	Landscape Repair	\$10,000	IL22-001 Blackhawk	Landscape Repairs	\$10,000
	IL22-003 Orton Keys	CFP Inspections	\$5,000	IL22-001 Blackhawk	Roof Replacement	\$20,000
	IL22-003 Orton Keys	Asbestos Survey	\$20,000	IL22-003 Orton Keys	A&E Fees	\$5,000
	IL22-003 Orton Keys	Sidewalk Repair	\$20,000	IL22-003 Orton Keys	CFP Inspections	\$5,000
	IL22-003 Orton Keys	Entrance Doors & Hdwr	\$10,000	IL22-003 Orton Keys	Energy Audit	\$5,000
	IL22-003 Orton Keys	Storm Door Replacement	\$10,000	IL22-003 Orton Keys	Sidewalk Repairs	\$20,000
	IL22-0414 Park Terrace	A&E Fees	\$10,000	IL22-003 Orton Keys	Entrance Doors & Hdwr	\$10,000
	IL22-0414 Park Terrace	CFP Inspections	\$7,500	IL22-003 Orton Keys	Storm Door Replacement	\$10,000
	IL22-0414 Park Terrace	Asbestos Survey	\$15,000	IL22-003 Orton Keys	Appliances	\$25,000
	IL22-0414 Park Terrace	Landscape Improvement	\$5,000	IL22-0414 Park Terrace	A&E Fees	\$10,000
	IL22-0414 Park Terrace	Entrance Access System	\$181,307	IL22-0414 Park Terrace	CFP Inspections	\$7,500
	IL22-0414 Park Terrace	Riser Replacement	\$500,000	IL22-0414 Park Terrace	Energy Audit	\$5,000
	IL22-0414 Park Terrace	Upgrade Apt Electric	\$250,000	IL22-0414 Park Terrace	Riser Replacement	\$550,000
	IL22-0414 Park Terrace	Appliances	\$25,000	IL22-0414 Park Terrace	Paint Hallway/Stairs	\$32,500
	IL22-006 North Main	CFP Inspections	\$2,000	IL22-0414 Park Terrace	Hall Flooring	\$50,000
	IL22-006 North Main	Asbestos Survey	\$15,000	IL22-0414 Park Terrace	Roof Replacement	\$120,000
	IL22-006 North Main	Apartment Door Replac.	\$10,000	IL22-0414 Park Terrace	Relocation	\$15,000
	IL22-007 Fairgrounds	CFP Inspections	\$1,500	IL22-006 North Main	A&E Fees	\$10,000
	IL22-007 Fairgrounds	Asbestos Survey	\$15,000	IL22-006 North Main	Energy Audit	\$5,000
	IL22-007 Fairgrounds	Sidewalk Repair	\$10,000	IL22-006 North Main	Entrance Access System	\$250,000
	IL22-007 Fairgrounds	Roof Replacement	\$10,000	IL22-006 North Main	Appliances	\$17,500
	IL22-007 Fairgrounds	Gutters & Downspouts	\$10,000	IL22-007 Fairgrounds	Sidewalk Repair	\$10,000
	IL22-009 Olesen Plaza	A&E Fees	\$25,000	IL22-007 Fairgrounds	Roof Replacement	\$10,000
	IL22-009 Olesen Plaza	CFP Inspections	\$5,000	IL22-007 Fairgrounds	Gutters & Downspouts	\$10,000
	IL22-009 Olesen Plaza	Asbestos Survey	\$20,000	IL22-007 Fairgrounds	Demolition	\$100,000
	Subtotal of Estimated Cost		\$1,252,307	Subtotal of Estimated Cost		\$1,347,500

Capital Fund Program – Five-Year Action Plan

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE	IL22-009 Olesen Plaza	Kitchen Prototype	\$15,000	IL22-009 Olesen Plaza	A&E Fees	\$1,000
ANNUAL	IL22-009 Olesen Plaza	Closet Door Replace.	\$20,000	IL22-009 Olesen Plaza	CFP Inspections	\$5,000
Statement	IL22-009 Olesen Plaza	Entrance Access System	\$250,000	IL22-009 Olesen Plaza	Energy Audit	\$5,000
	IL22-0414 Low Rises	Asbestos Survey	\$10,000	IL22-009 Olesen Plaza	Kitchen Prototype	\$20,000
	IL22-0414 Low Rises	CFP Inspections	\$1,000	IL22-009 Olesen Plaza	Closet Door Replacement	\$20,000
	IL22-0414 Low Rises	PTAC Units	\$8,800	IL22-009 Olesen Plaza	Danfoss Controls/Apts	\$120,000
	IL22-020 SS West	CFP Inspections	\$7,500	IL22-009 Olesen Plaza	Appliances	\$17,500
	IL22-020 SS West	Lead Paint Assessment	\$10,000	IL22-0414 Low Rises	Energy Audit	\$5,000
	IL22-020 SS West	Asbestos Survey	\$15,000	IL22-0414 Low Rises	Closet Door Replace.	\$20,000
	IL22-020 SS West	Landscape Improvement	\$10,000	IL22-0414 Low Rises	Vinyl Wall Covering-ADA	\$40,000
	IL22-020 SS West	Seal Driveways	\$15,000	IL22-020 SS West	CFP Inspections	\$5,000
	IL22-020 SS West	Walks/Driveway Repair	\$20,000	IL22-020 SS West	Energy Audit	\$5,000
	IL22-020 SS West	Furnace Replacement	\$10,000	IL22-020 SS West	Walk/Driveway Repair	\$20,000
	IL22-020 SS West	Sealcoat Basements	\$20,000	IL22-020 SS West	Furnace Replacement	\$5,000
	IL22-020 SS West	Bathroom Ventilation	\$15,000	IL22-020 SS West	017 Window Replacement	\$5,000
	IL22-020 SS West	017 Window Replace.	\$5,000	IL22-020 SS West	Aluminum Storm Doors	\$25,000
	IL22-020 SS West	019 Window Replace.	\$5,000	IL22-020 SS West	Kitchen Cabinets	\$25,000
	IL22-020 SS West	Deck Replacement	\$10,000	IL22-020 SS West	Bathtub Surrounds inc Faucets	\$25,000
	IL22-020 SS West	Appliances	\$25,000	IL22-021 SS East	A&E Fees	\$7,500
	IL22-021 SS East	CFP Inspections	\$7,500	IL22-021 SS East	CFP Inspections	\$5,000
	IL22-021 SS East	Lead Paint Abatement	\$10,000	IL22-021 SS East	Energy Audit	\$5,000
	IL22-021 SS East	Asbestos Survey	\$15,000	IL22-021 SS East	Walk/Driveway Repair	\$20,000
	IL22-021 SS East	Seal Blacktop Drives	\$10,000	IL22-021 SS East	Kitchen Cabinets	\$75,000
	IL22-021 SS East	Landscape Improvements	\$10,000	IL22-021 SS East	08 Roof Replacement	\$40,000
	IL22-021 SS East	Sidewalk & Driveway	\$10,000	IL22-021 SS East	Bathtub Surrounds/Faucets	\$25,000
	IL22-021 SS East	Lead Paint Abatement	\$5,000	IL22-021 SS East	Aluminum Storm Doors	\$50,000
	IL22-021 SS East	Sealcoat Basements	\$10,000	IL22-021 SS East	Appliances	\$25,000
	IL22-021 SS East	08 Roof Replacement	\$10,000	All	Contingency	\$45,748
	IL22-021 SS East	017 Roof Replacement	\$5,000			
	IL22-021 SS East	019 Roof Replacement	\$5,000			
	IL22-021 SS East	Deck Replacement	\$10,000			
	Subtotal of Estimated Cost		\$579,800	Subtotal of Estimated Cost		\$666,748



Capital Fund Program – Five-Year Action Plan

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Work Item	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE	IL22-001 Blackhawk	CFP Inspections	\$2,500	IL22-001 Blackhawk	Physical Needs Assess.	\$10,000
ANNUAL	IL22-001 Blackhawk	Street Repairs	\$15,000	IL22-001 Blackhawk	Street Repair	\$15,000
Statement	IL22-001 Blackhawk	Sidewalk Repairs	\$10,000	IL22-001 Blackhawk	Sidewalk Repair	\$10,000
	IL22-001 Blackhawk	Landscape Repairs	\$10,000	IL22-003 Orton Keys	Landscape Repairs	\$10,000
	IL22-001 Blackhawk	Roof Replacement	\$20,000	IL22-003 Orton Keys	CFP Inspections	\$5,303
	IL22-003 Orton Keys	A&E Fees	\$10,000	IL22-003 Orton Keys	Physical Needs Assess.	\$10,000
	IL22-003 Orton Keys	CFP Inspections	\$5,000	IL22-003 Orton Keys	Electrical Upgrades/Apts	\$90,000
	IL22-003 Orton Keys	Electrical Upgrade/Apts	\$75,000	IL22-003 Orton Keys	Window Replacement	\$115,000
	IL22-003 Orton Keys	Window Replacement	\$115,000	IL22-003 Orton Keys	Siding	\$220,000
	IL22-003 Orton Keys	Siding	\$115,000	IL22-0414 Park Terrace	A&E Fees	\$15,000
	IL22-003 Orton Keys	Furnace Replacement	\$4,000	IL22-0414 Park Terrace	CFP Inspections	\$5,000
	IL22-0414 Park Terrace	A&E Fees	\$10,000	IL22-0414 Park Terrace	Physical Needs Assess.	\$10,000
	IL22-0414 Park Terrace	CFP Inspections	\$7,500	IL22-0414 Park Terrace	Riser Replacement	\$550,000
	IL22-0414 Park Terrace	Riser Replacement	\$550,000	IL22-0414 Park Terrace	Sprinklers	\$150,000
	IL22-0414 Park Terrace	GFCI Replacement	\$36,600	IL22-006 North Main	CFP Inspections	\$6,000
	IL22-006 North Main	A&E Fees	\$6,479	IL22-006 North Main	Physical Needs Assess.	\$10,000
	IL22-006 North Main	CFP Inspections	\$5,000	IL22-006 North Main	Danfoss Apt Controls	\$100,000
	IL22-006 North Main	GFCI Replacement	\$37,400	IL22-006 North Main	Paint Halls/Stairs	\$32,500
	IL22-006 North Main	Sprinklers	\$138,500	IL22-006 North Main	Hallway Flooring	\$50,000
	IL22-007 Fairgrounds	Sidewalk Repair	\$10,000	IL22-007 Fairgrounds	Physical Needs Assess.	\$7,500
	IL22-007 Fairgrounds	Roof Replacement	\$10,000	IL22-007 Fairgrounds	Sidewalk Repair	\$10,000
	IL22-007 Fairgrounds	Gutters/Downspouts	\$10,000	IL22-007 Fairgrounds	Roof Replacement	\$10,000
	IL22-009 Olesen Plaza	A&E Fees	\$19,000	IL22-007 Fairgrounds	Gutters and Downspouts	\$10,000
	IL22-009 Olesen Plaza	CFP Inspections	\$5,000	IL22-009 Olesen Plaza	CFP Inspections	\$6,000
	IL22-009 Olesen Plaza	GFCI Replacement	\$30,200	IL22-009 Olesen Plaza	Physical Needs Assess.	\$10,000
	IL22-009 Olesen Plaza	Sealcoat & Stripe Drives	\$10,000	IL22-0414 Low Rises	Physical Needs Assess.	\$10,000
	IL22-009 Olesen Plaza	Kitchen Cabinets	\$20,000	IL22-0414 Low Rises	Upgrade Alarm System	\$75,000
	IL22-009 Olesen Plaza	Closet Doors	\$20,000	IL22-020 SS West	CFP Inspections	\$7,500
	IL22-0414 Low Rises	Closet Door Replace.	\$30,000	IL22-020 SS West	Physical Needs Assess.	\$10,000
	Subtotal of Estimated Cost		\$1,337,179	Subtotal of Estimated Cost		\$1,569,803



Capital Fund Program – Five-Year Action Plan

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	IL22-001 Blackhawk Capital Fund for Operations	\$65,423	IL22-001 Blackhawk Capital Fund for Operations	\$65,423
ANNUAL	IL22-001 Blackhawk Training/Staff & Resident	\$5,109	IL22-001 Blackhawk Training/Staff & Resident	\$5,109
Statement	IL22-001 Blackhawk Computer Soft/Hardware	\$8,175	IL22-001 Blackhawk Computer Soft/Hardware	\$8,175
	IL22-001 Blackhawk Safety Program	\$536	IL22-001 Blackhawk Safety Program	\$536
	IL22-001 Blackhawk Wellness Program	\$1,022	IL22-001 Blackhawk Wellness Program	\$1,022
	IL22-001 Blackhawk Maintenance Tools/Eq	\$1,533	IL22-001 Blackhawk Maintenance Tools/Eq	\$1,533
	IL22-001 Blackhawk Marketing Plan	\$5,620	IL22-001 Blackhawk Marketing Plan	\$5,620
	IL22-001 Blackhawk Management Fee	\$32,711	IL22-001 Blackhawk Management Fee	\$32,711
	IL22-003 Orton Keyes Capital Fund for Operations	\$58,413	IL22-003 Orton Keyes Capital Fund for Operations	\$58,413
	IL22-003 Orton Keyes Training/Staff & Resident	\$4,562	IL22-003 Orton Keyes Training/Staff & Resident	\$4,562
	IL22-003 Orton Keyes Computer Soft/Hardware	\$7,299	IL22-003 Orton Keyes Computer Soft/Hardware	\$7,299
	IL22-003 Orton Keyes Safety Program	\$479	IL22-003 Orton Keyes Safety Program	\$479
	IL22-003 Orton Keyes Wellness Program	\$912	IL22-003 Orton Keyes Wellness Program	\$912
	IL22-003 Orton Keyes Maintenance Tools/Eq.	\$1,369	IL22-003 Orton Keyes Maintenance Tools/Eq.	\$1,369
	IL22-003 Orton Keyes Marketing Plan	\$5,018	IL22-003 Orton Keyes Marketing Plan	\$5,018
	IL22-003 Orton Keyes Management Fee	\$29,206	IL22-003 Orton Keyes Management Fee	\$29,206
	IL22-0414 Park Terrace Capital Fund for Operations	\$61,084	IL22-0414 Park Terrace Capital Fund for Operations	\$61,084
	IL22-0414 Park Terrace Training/Staff & Resident	\$7,377	IL22-0414 Park Terrace Training/Staff & Resident	\$7,377
	IL22-0414 Park Terrace Computer Soft/Hardware	\$11,804	IL22-0414 Park Terrace Computer Soft/Hardware	\$11,804
	IL22-0414 Park Terrace Safety Program	\$775	IL22-0414 Park Terrace Safety Program	\$775
	IL22-0414 Park Terrace Wellness Program	\$1,475	IL22-0414 Park Terrace Wellness Program	\$1,475
	IL22-0414 Park Terrace Maintenance Tools/Eq.	\$2,213	IL22-0414 Park Terrace Maintenance Tools/Eq.	\$2,213
	IL22-0414 Park Terrace Marketing Plan	\$8,115	IL22-0414 Park Terrace Marketing Plan	\$8,115
	IL22-0414 Park Terrace Management Fee	\$30,541	IL22-0414 Park Terrace Management Fee	\$30,541
	IL22-006 North Main Capital Fund for Operations	\$62,419	IL22-006 North Main Capital Fund for Operations	\$62,419
	IL22-006 North Main Training/Staff & Resident	\$4,875	IL22-006 North Main Training/Staff & Resident	\$4,875
	IL22-006 North Main Computer Soft/Hardware	\$7,800	IL22-006 North Main Computer Soft/Hardware	\$7,800
	IL22-006 North Main Safety Program	\$512	IL22-006 North Main Safety Program	\$512
	IL22-006 North Main Wellness Program	\$975	IL22-006 North Main Wellness Program	\$975
	IL22-006 North Main Maintenance Tools/Eq.	\$1,462	IL22-006 North Main Maintenance Tools/Eq.	\$1,462
	IL22-006 North Main Marketing Plan	\$5,362	IL22-006 North Main Marketing Plan	\$5,362
	IL22-006 North Main Management Fee	\$31,208	IL22-006 North Main Management Fee	\$31,208
	Subtotal of Estimated Cost	\$465,384	Subtotal of Estimated Cost	\$465,384

Capital Fund Program – Five-Year Action Plan

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	IL22-007 Fairgrounds Capital Fund for Operations	\$70,096	IL22-007 Fairgrounds Capital Fund for Operations	\$70,096
ANNUAL	IL22-007 Fairgrounds Training/Staff & Resident	\$5,474	IL22-007 Fairgrounds Training/Staff & Resident	\$5,474
Statement	IL22-007 Fairgrounds Computer Hard/Software	\$8,759	IL22-007 Fairgrounds Computer Hard/Software	\$8,759
	IL22-007 Fairgrounds Safety Program	\$575	IL22-007 Fairgrounds Safety Program	\$575
	IL22-007 Fairgrounds Wellness Program	\$1,095	IL22-007 Fairgrounds Wellness Program	\$1,095
	IL22-007 Fairgrounds Maintenance Tools/Eq.	\$1,642	IL22-007 Fairgrounds Maintenance Tools/Eq.	\$1,642
	IL22-007 Fairgrounds Marketing Plan	\$6,022	IL22-007 Fairgrounds Marketing Plan	\$6,022
	IL22-007 Management Fee	\$35,047	IL22-007 Management Fee	\$35,047
	IL22-009 Olesen Capital Fund for Operations	\$50,402	IL22-009 Olesen Capital Fund for Operations	\$50,402
	IL22-009 Olesen Training/Staff & Resident	\$3,936	IL22-009 Olesen Training/Staff & Resident	\$3,936
	IL22-009 Olesen Computer Hard/Software	\$6,298	IL22-009 Olesen Computer Hard/Software	\$6,298
	IL22-009 Olesen Safety Program	\$413	IL22-009 Olesen Safety Program	\$413
	IL22-009 Olesen Wellness Program	\$787	IL22-009 Olesen Wellness Program	\$787
	IL22-009 Olesen Maintenance Tools/Eq/	\$1,181	IL22-009 Olesen Maintenance Tools/Eq/	\$1,181
	IL22-009 Olesen Marketing Plan	\$4,330	IL22-009 Olesen Marketing Plan	\$4,330
	IL22-009 Olesen Management Fee	\$25,200	IL22-009 Olesen Management Fee	\$25,200
	IL22-0414 Low Rises Capital Fund for Operations	\$33,379	IL22-0414 Low Rises Capital Fund for Operations	\$33,379
	IL22-0414 Low Rises Training/Staff & Resident	\$2,607	IL22-0414 Low Rises Training/Staff & Resident	\$2,607
	IL22-0414 Low Rises Computer Hard/Software	\$4,171	IL22-0414 Low Rises Computer Hard/Software	\$4,171
	IL22-0414 Low Rises Safety Program	\$274	IL22-0414 Low Rises Safety Program	\$274
	IL22-0414 Low Rises Wellness Program	\$521	IL22-0414 Low Rises Wellness Program	\$521
	IL22-0414 Low Rises Maintenance Tools/Eq.	\$782	IL22-0414 Low Rises Maintenance Tools/Eq.	\$782
	IL22-0414 Low Rises Marketing Plan	\$2,868	IL22-0414 Low Rises Marketing Plan	\$2,868
	IL22-0414 Low Rises Management Fee	\$16,689	IL22-0414 Low Rises Management Fee	\$16,689
	IL22-020 SS West Capital Fund for Operations	\$48,733	IL22-020 SS West Capital Fund for Operations	\$48,733
	IL22-020 SS West Training/Staff & Resident	\$3,806	IL22-020 SS West Training/Staff & Resident	\$3,806
	IL22-020 SS West Computer Hard/Software	\$6,090	IL22-020 SS West Computer Hard/Software	\$6,090
	IL22-020 SS West Safety Program	\$400	IL22-020 SS West Safety Program	\$400
	IL22-020 SS West Wellness Program	\$761	IL22-020 SS West Wellness Program	\$761
	IL22-020 SS West Maintenance Tools/Eq.	\$1,142	IL22-020 SS West Maintenance Tools/Eq.	\$1,142
	IL22-020 SS West Marketing Plan	\$4,187	IL22-020 SS West Marketing Plan	\$4,187
	IL22-020 SS West Management Fee	\$24,366	IL22-020 SS West Management Fee	\$24,366
	Subtotal of Estimated Cost	\$372,033	Subtotal of Estimated Cost	\$372,033



Capital Fund Program – Five-Year Action Plan

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	IL22-001 Blackhawk Capital Fund for Operations	\$65,423	IL22-001 Blackhawk Capital Fund for Operations	\$65,423
ANNUAL	IL22-001 Blackhawk Training/Staff & Resident	\$5,109	IL22-001 Blackhawk Training/Staff & Resident	\$5,109
Statement	IL22-001 Blackhawk Computer Soft/Hardware	\$8,175	IL22-001 Blackhawk Computer Soft/Hardware	\$8,175
	IL22-001 Blackhawk Safety Program	\$536	IL22-001 Blackhawk Safety Program	\$536
	IL22-001 Blackhawk Wellness Program	\$1,022	IL22-001 Blackhawk Wellness Program	\$1,022
	IL22-001 Blackhawk Maintenance Tools/Eq	\$1,533	IL22-001 Blackhawk Maintenance Tools/Eq	\$1,533
	IL22-001 Blackhawk Marketing Plan	\$5,620	IL22-001 Blackhawk Marketing Plan	\$5,620
	IL22-001 Blackhawk Management Fee	\$32,711	IL22-001 Blackhawk Management Fee	\$32,711
	IL22-003 Orton Keyes Capital Fund for Operations	\$58,413	IL22-003 Orton Keyes Capital Fund for Operations	\$58,413
	IL22-003 Orton Keyes Training/Staff & Resident	\$4,562	IL22-003 Orton Keyes Training/Staff & Resident	\$4,562
	IL22-003 Orton Keyes Computer Soft/Hardware	\$7,299	IL22-003 Orton Keyes Computer Soft/Hardware	\$7,299
	IL22-003 Orton Keyes Safety Program	\$479	IL22-003 Orton Keyes Safety Program	\$479
	IL22-003 Orton Keyes Wellness Program	\$912	IL22-003 Orton Keyes Wellness Program	\$912
	IL22-003 Orton Keyes Maintenance Tools/Eq.	\$1,369	IL22-003 Orton Keyes Maintenance Tools/Eq.	\$1,369
	IL22-003 Orton Keyes Marketing Plan	\$5,018	IL22-003 Orton Keyes Marketing Plan	\$5,018
	IL22-003 Orton Keyes Management Fee	\$29,206	IL22-003 Orton Keyes Management Fee	\$29,206
	IL22-0414 Park Terrace Capital Fund for Operations	\$61,084	IL22-0414 Park Terrace Capital Fund for Operations	\$61,084
	IL22-0414 Park Terrace Training/Staff & Resident	\$7,377	IL22-0414 Park Terrace Training/Staff & Resident	\$7,377
	IL22-0414 Park Terrace Computer Soft/Hardware	\$11,804	IL22-0414 Park Terrace Computer Soft/Hardware	\$11,804
	IL22-0414 Park Terrace Safety Program	\$775	IL22-0414 Park Terrace Safety Program	\$775
	IL22-0414 Park Terrace Wellness Program	\$1,475	IL22-0414 Park Terrace Wellness Program	\$1,475
	IL22-0414 Park Terrace Maintenance Tools/Eq.	\$2,213	IL22-0414 Park Terrace Maintenance Tools/Eq.	\$2,213
	IL22-0414 Park Terrace Marketing Plan	\$8,115	IL22-0414 Park Terrace Marketing Plan	\$8,115
	IL22-0414 Park Terrace Management Fee	\$30,541	IL22-0414 Park Terrace Management Fee	\$30,541
	IL22-006 North Main Capital Fund for Operations	\$62,419	IL22-006 North Main Capital Fund for Operations	\$62,419
	IL22-006 North Main Training/Staff & Resident	\$4,875	IL22-006 North Main Training/Staff & Resident	\$4,875
	IL22-006 North Main Computer Soft/Hardware	\$7,800	IL22-006 North Main Computer Soft/Hardware	\$7,800
	IL22-006 North Main Safety Program	\$512	IL22-006 North Main Safety Program	\$512
	IL22-006 North Main Wellness Program	\$975	IL22-006 North Main Wellness Program	\$975
	IL22-006 North Main Maintenance Tools/Eq.	\$1,462	IL22-006 North Main Maintenance Tools/Eq.	\$1,462
	IL22-006 North Main Marketing Plan	\$5,362	IL22-006 North Main Marketing Plan	\$5,362
	IL22-006 North Main Management Fee	\$31,208	IL22-006 North Main Management Fee	\$31,208
	Subtotal of Estimated Cost	\$465,384	Subtotal of Estimated Cost	\$465,384

Capital Fund Program – Five-Year Action Plan

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 4 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	IL22-007 Fairgrounds Capital Fund for Operations	\$70,096	IL22-007 Fairgrounds Capital Fund for Operations	\$70,096
ANNUAL	IL22-007 Fairgrounds Training/Staff & Resident	\$5,474	IL22-007 Fairgrounds Training/Staff & Resident	\$5,474
Statement	IL22-007 Fairgrounds Computer Hard/Software	\$8,759	IL22-007 Fairgrounds Computer Hard/Software	\$8,759
	IL22-007 Fairgrounds Safety Program	\$575	IL22-007 Fairgrounds Safety Program	\$575
	IL22-007 Fairgrounds Wellness Program	\$1,095	IL22-007 Fairgrounds Wellness Program	\$1,095
	IL22-007 Fairgrounds Maintenance Tools/Eq.	\$1,642	IL22-007 Fairgrounds Maintenance Tools/Eq.	\$1,642
	IL22-007 Fairgrounds Marketing Plan	\$6,022	IL22-007 Fairgrounds Marketing Plan	\$6,022
	IL22-007 Management Fee	\$35,047	IL22-007 Management Fee	\$35,047
	IL22-009 Olesen Capital Fund for Operations	\$50,402	IL22-009 Olesen Capital Fund for Operations	\$50,402
	IL22-009 Olesen Training/Staff & Resident	\$3,936	IL22-009 Olesen Training/Staff & Resident	\$3,936
	IL22-009 Olesen Computer Hard/Software	\$6,298	IL22-009 Olesen Computer Hard/Software	\$6,298
	IL22-009 Olesen Safety Program	\$413	IL22-009 Olesen Safety Program	\$413
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	IL22-0414 Low Rises Wellness Program	\$521	IL22-0414 Low Rises Wellness Program	\$521
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	IL22-0414 Low Rises Marketing Plan	\$2,868	IL22-0414 Low Rises Marketing Plan	\$2,868
	IL22-0414 Low Rises Management Fee	\$16,689	IL22-0414 Low Rises Management Fee	\$16,689
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	IL22-020 SS West Wellness Program	\$761	IL22-020 SS West Wellness Program	\$761
	IL22-020 SS West Maintenance Tools/Eq.	\$1,142	IL22-020 SS West Maintenance Tools/Eq.	\$1,142
	IL22-020 SS West Marketing Plan	\$4,187	IL22-020 SS West Marketing Plan	\$4,187
	IL22-020 SS West Management Fee	\$24,366	IL22-020 SS West Management Fee	\$24,366
	Subtotal of Estimated Cost	\$372,033	Subtotal of Estimated Cost	\$372,033



## Attachment C. List of Resident Advisory Board Members

Name of the Resident Association	Contact Person	Address, City, & State
H.O.M.E. Board	Goldie Carpenter, Pres.	515 Seminary St. Apt 914B, Rockford, IL 61104
H.O.M.E. Board	Thomas Mc Caffery, Treas.	515 Seminary St. Apt 1104B, Rockford, IL 61104
H.O.M.E. Board	Kevin Bowden, V.Pes	505 Seminary St. Apt. 416A, Rockford, IL 61104
H.O.M.E. Board	Donna Davis, Secretary.	515 Seminary St. Apt 1105B, Rockford, IL 61104
H.O.M.E. Board	Donald Johnson, Pres.	1000 Chamberlain Apt 314, Rockford, IL 61107
H.O.M.E. Board	Carletta Sockwell, V.Pres.	1000 Chamberlain Apt 1112, Rockford, IL 61107
H.O.M.E. Board	Sandra Rankin, Treas.	1000 Chamberlain Apt 710, Rockford, IL 61107
	Theresa Carlson, Pres..	505 N. Main St. Apt. 204, Rockford, IL 61103
H.O.M.E. Board	Fran Jones, Treas.	505 N. Main St. Apt. 707, Rockford, IL 61103
H.O.M.E. Board	Sally Myers, V. Pres..	505 N. Main St. Apt. 910, Rockford, IL 61103
H.O.M.E. Board	Susan Isenthaler, Sec.	505 N. Main St. Apt. 415, Rockford, IL 61103
H.O.M.E. Board	Rita Guidi, Pres.	511 N. Church St Apt 306, Rockford, IL 61103
H.O.M.E. Board	Alice Jenkins, Treas.	511 N. Church St. Apt 202 Rockford, IL 61103
H.O.M.E. Board	Johnny Simmons, Pres.-Home Board	511 N. Church St. Apt 512, Rockford, IL 61103
	Joyce Oliveri, Sec	511 N. Church St. Apt 1410 Rockford, IL 61103
H.O.M.E. Board	Joyce Meeks, Pres.	4124 Harrison Ave Apt. 305, Rockford, IL 61108
H.O.M.E. Board	Sharon Kitsemble, Treas.	4124 Harrison Ave Apt 303 Rockford, IL 61108
H.O.M.E. Board	Yvonne Fonseca, V.Pre.	4124 Harrison Ave Apt 214 Rockford, IL 61108
H.O.M.E. Board	Carolyn Chavis, Sec	4124 Harrison Ave Apt. 314, Rockford, IL 61108
H.O.M.E. Board	Jackline Leu, Treas.	5410 Midvale Dr. Apt 200, Rockford, IL 61108
H.O.M.E. Board	Nancy McWhirter	5410 Midvale Dr. Apt. 210, Rockford, IL 61108
H.O.M.E. Board	John Tyler, Pres.	5410 Midvale Dr. #108, Rockford, IL 61108

## Attachment D. Residents Comments and Minutes from the Public Hearing

<h1>Rockford Housing Authority</h1>
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**TO:** File  
**FROM:** John Cressman, Executive Director  
**DATE:** June 10, 2010  
**SUBJECT:** PHA Public Hearing – 2:00 p.m. –1<sup>st</sup> Floor Conference Room

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John Cressman, Executive Director, welcomed everyone to the Public Hearing of our 5-Year and Annual PHA Plan. John explained that this is a process we must do to show the direction our housing authority is headed towards in the next five years. At this point, John introduced Vicky Pruitt, our Redevelopment Project Manager.

Vicky explained our goals for the housing authority and gave an update on each;

1. To maintain and strengthen our viability.
2. Develop Non-HUD income streams.
3. Transition our residents into modern affordable housing family developments.
4. Upgrade the scattered site program.
5. Upgrade and modernize the high rise and low rise buildings.
6. Expand our Case Management capabilities in our Resident Services Dept.
7. Require greater accountability for participants and landlords of all HCV programs.
- 8..Achieve greater accountability for public housing residents through strengthening lease enforcement and lease provisions as well as enhanced monitoring and training.
9. Continue to improve efficiency and effectiveness of our work force through targeted training and programs and hiring practices.
- 10.. Focus on curb appeal .
11. Provide a safe environment for our residents.

Vicky closed by introducing Paul Lindstrom, our Modernization Coordinator, to discuss our ARRA monies received this year and our plans for our Capital Funds. Paul began by explaining that we can move monies around through fungability for emergencies, etc. We received 4 million in Stimulus money that needed to be obligated in a very short time, however it did not allow for any extras, such as change orders or contingency. If there was a shortfall with a contract on the ARRA, the monies had to be moved out of the Capital Funds to cover these amounts. This left our Capital Funds short at many sites this year however, if the work did not get done this year, it will be completed in the next grant year. Paul went through the budget for the work planned at our sites in the next year. Paul opened up the conversation for any questions from the residents.

- Q. Why are you not doing some work at our Fairgrounds Valley?
- A. We are not supposed to budget large amounts of money at sites where we have plans to redevelop, however we will take care of emergencies.
- Q. A resident from Park Terrace asked why their water was brown coming from the faucet?
- A. New water lines will be going in at Park Terrace in the 8 and 9 lines. At that time you will receive a 90 day notice to relocate elsewhere in the building while this work is going on. When it is completed, you will be able to move back in.
- Q. Will we get new heater controls at Park Terrace?
- A. Yes, if the Danfoss control in your apartment is not working correctly, we will see that a new one is installed.

Paul stated that we have several projects in progress at this time; the weatherization of North Main Manor, Olesen Plaza, Interior Renovation of our Low Rises, and upgrading the lighting in the hallways of our high rises. Scattered Sites have received new windows, siding, sidewalks, and driveways and the exterior of our Low Rise buildings have been renovated.

John closed the meeting, thanking everyone for comments and suggestions. There were 18 residents and 7 RHA staff attending.

Attending:

Joyce Oliveri	511 N. Church St.
Laura Wright	511 N. Church St.
Alice Jenkins	511 N. Church St.
Bev Danca	1000 Chamberlain St.
Kathie Keegan	511 N. Church St.
Sharon Kitsemble	4124 Harrison
Marcus Nunez	1000 Chamberlain
Susan Boyd	1000 Chamberlain
Paul Lindstrom	RHA
Vicky Pruitt	RHA
Michelle Alexander	RHA
Annie Bershell	1000 Chamberlain
Donald Johnson	1000 Chamberlain
Jeri Billo	RHA
John Cressman	RHA
Barbara Taylor	1000 Chamberlain
Marian Peters	511 N. Church St.
Dorsey Thompson	RHA
William Mc Afee	511 N. Church St.
Ann Higgins	RHA
Lenor Thomas	1000 Chamberlain
Jean Collins	1000 Chamberlain
Michelle Jordan	1000 Chamberlain
Shirley Williams	4124 Harrison

Notes by jbillo

## **Attachment E. Challenged Elements of the RHA Plan**

There were no challenges presented in regards to this PHA Plan.

# **Attachment F. ACOP – Summary of Changes/Revisions [exhibit 6.0 (a) 1.]**

## **Chapter 1 – Statement of Policies and Objectives**

Updates/Additions: Reasonable Accommodations Policy  
Assistance Animals  
Translations of Documents  
Posting Required Information  
PHAS Objectives

## **Chapter 2 – Eligibility for Admission**

Updates/Additions: Criteria for Admission  
Joint Custody of Children  
Live-In Aides  
Personal Care Assistant  
Verification of Social Security Numbers  
Mixed Families  
Payment of Bad Debt  
Permanently Denied/Sex Offenders

## **Chapter 3 – Applying for Admission**

Updates/Additions: Application Process  
Supplemental Information to Application  
Where to Apply  
Opening and Closing the Waiting List  
Requirement to Attend Interview

## **Chapter 4 – Establishing Preference and Wait List**

Updates/Additions: Site Base Waiting List  
Waiting List Management  
Preferences/Preference Denial  
Changes in Circumstance Prior to and After Unit Offer  
Order of Selection

## **Chapter 5 – Occupancy Guidelines/Continued Occupancy**

Updates/Additions: Resident Assignment Plan  
Determining Unit Size

**Continued Occupancy:** Who is allowed to Occupancy of the Unit  
Absences of Family Members or Entire Family  
**Continued Occupancy:** Caretaker for Children  
Remaining Family Members  
RHA's Visitors Policy  
The Lease

- The Rent
- Resident Schedule of Service Charges
- Annual Re-examination
- Annual Criminal Background Checks
- Interim Re-examinations
- Inspections
- Resident-Paid Utilities
- Appliances
- RHA Entry of Premises during Tenancy
- Emergency Repairs
- Key Control
- Trash Disposal
- Screen Doors
- Window Treatments
- Wading Pools
- Parking
- Vehicle Policy
- Gardening
- Notice Procedures
- Community Service & Economic Self-Sufficiency
- Accessible Units
- Assisted Animals for Residents with Disabilities
- RHA Pet Policy
- Pet Rule Violation Procedure
- Over-Housed/Under Housed
- Termination of the Lease
- Move-Out
- Notice of Eviction
- Grievance Procedure and Requirements

## **Chapter 6 – Factors Related to Total Tenant Payment Determination**

Updates/Additions:

- Hardship Policy
- Flat Rents
- Mandatory Earned Income Disregard
- Training Programs Funded by HUD
- Minimum Income
- Asset and Asset Income
- Contributions to Retirement Funds
- Disability Assistance Expense
- Medical Expense
- Family Choice of Rents

## **Chapter 7 – Verification Procedures**

Updates/Additions:

- Number of Attempts to Obtain Third-Party Verifications
- Enterprise Income Verification (EIV)
- Third Party Written Verification
- Acceptable Participant-Provided Documents
- Untimely Receipt of Third-Party Verification
- Release of Information
- Income from Assets
- Slit Households/Domestic Violence

## **Chapter 8 – Recertification**

Updates/Additions: Eligibility For Continue Occupancy  
Annual Recertification  
Transfers That Occur Around Annual Recertification  
Completion of Annual Recertification  
Recertification by Mail – As a Reasonable Accommodation  
Home Visits – As a Reasonable Accommodation  
Collection of Information  
Requirements to Attend  
Failure to Respond to Notification to Recertify  
Verification of Information  
Criminal Record Checks on Existing Residents  
Changes in the Rent- Increases/Decreases  
Household Composition /Reporting Changes  
Remaining Family Member/Retention of Unit  
Changes in Unit Size  
Income – Increases/Decreases  
Continuance of Assistance for “Mixed” Families

## **Chapter 9 – Lease Termination Procedures**

Updates/Additions: Termination by Resident  
Termination by RHA  
Notification Requirements  
Timing of the Notice  
Consideration of Circumstance

## **Chapter 10 – Transfer Policy**

Updates/Additions: Transfers from an Accessible Unit  
Resident Initiated Transfers  
Transfer Vacate Charges  
Transfers to Scattered Sites

## **Chapter 11 – Physical Condition and Inspection Standards**

Updates/Additions: Types of Inspections  
RECA Standards  
Determination of Responsibility

## **Chapter 12 - Self-Sufficiency and Community Service**

Updates/Additions: ROSS Program  
Identifying Family Needs  
Community Service Family Obligations  
Community Service RHA Responsibilities  
Community Service Annual Recertification Review  
Community Service Verifications  
Non-Compliance of Family Members  
Monitoring and Sanctions against RHA

## **Chapter 13 – RHA Pet Policy**

**Was Appendix “D” we have developed a chapter which includes the policy**

Updates/Additions:   Registration of Pets  
Reasonable Accommodation for Assistance Animals  
Pet Deposits and Limitations  
Prohibited Animals  
Additional Conditions and Requirements  
Inspection and Other Rights of the Authority  
Pet Removal  
Termination of Tenancy  
Disposition of Pet Deposit(s)  
Liability  
Refusal to Register Pet(s)  
Pet Temporarily on the Premises  
Nuisance of Threat to Health or Safety

## **Chapter 14 – Complaints, Grievances and Appeals**

**Was Appendix “B” we have developed a chapter which includes the procedures**

Updates/Additions:   Complaints  
Informal Review Procedure for Applicants  
Informal Settlement of Grievance  
Procedure to Obtain a Hearing  
Procedures Governing the Hearing  
Decision of the Hearing Officer or Hearing Panel

## **Chapter 15 – Family Debts to the RHA – New Chapter**

**Additions:**   Denying Assistance Based on Debts  
Repayment Agreement  
Late Payments  
Guidelines for Repayment Agreements  
Debts Due: Fraud/Non-Reporting of Information  
Family Error/Late Reporting  
Program Fraud

# Attachment G – Lease Changes

## [exhibit 6.0 (a) 1.]

### SUMMARY OF CHANGES/REVISIONS RHA RESIDENTIAL LEASE AGREEMENT-PART II TERMS AND CONDITIONS

**Part I – Resident** is defined as any individual who resides in the dwelling unit. The RHA relying upon data provided by the resident about income, family composition, and housing needs, leases to the resident the dwelling unit described in Part I of the Lease

#### **Section 1. Lease Term and Amount of Rent**

(a) The Lease is automatically renewable for terms of (12) months except for noncompliance with the Community Service and Self-Sufficiency Requirement for applicable households.

(e) Residents will have a choice to pay flat rent or income based rent.

#### **Section 2. Charges in Addition to Rent**

(b) **Reasonable Accommodations:** Qualified persons who request reasonable accommodations, in the form of equipment or devices necessary for the treatment of the disability or to facilitate access to the dwelling unit, common areas, community facilities, or grounds, that have been approved by the RHA will not be charged for the reasonable accommodation.

(d) **Late fee Charges:** The new fee amount is \$25.00. Late fees are due and payable with the next months rent.

**4. Installation Charges:** The RHA shall charge for the installation of approved resident supplied air conditioners and other approved appliances or equipment that require special wiring or structural changes to the dwelling unit or premises. Charges will be equivalent to the cost to the RHA for labor and materials needed to complete the work.

**Section 3. Payment Location:** Added information to the lease which informs residents that each location has a drop box for rental payments.

**Security Deposit:** If the security deposit is paid by an Agency on behalf of the resident any remaining security deposit will be refunded to the Agency and not to the former resident.

#### **Section 5. Annual and Interim Re-Examination of Rent, Dwelling Size, and Eligibility**

(a) As part of this re-examination, the resident and all adult members of the household, including the live-in aide will undergo a criminal background check. Upon request, a resident or household member may receive a copy of his/her criminal background check.

Failure to supply information and/or **misrepresentation** of information is a serious violation of the terms of the Lease and may be grounds for lease termination.

The resident and household members agree to comply with reasonable RHA request for verification by signing releases or authorization for third-party sources, presenting documents for review, or providing other suitable forms of verification. This information will be used by RHA to decide whether the amount of rent should be changed and whether the dwelling size is appropriate for the resident's needs.

**Interim Re-examination –** New lease provide a definition of **timely reporting** and **late reporting**.

When retro-active rent charges apply and how rent calculation errors are handled.

#### **Section 6. Dwelling Use**

The RHA must provide prior written approval for the resident to use their dwelling unit for legal profit-making activities. (As specified in the ACOP)

#### **Section 7. Housing Transfers**

The RHA has the authority to relocate a resident, and any member of the household to another unit in the same or different development under the RHA transfer policy, pursuant to the ACOP.

#### **Section 8. Resident's Obligations**

(b) Utilities must be obtained and maintained in a consenting adult member of the household name where utilities are the resident's responsibility.

(c) Once notified, the RHA will comply with court orders addressing the right of access to or control of the property, including civil protection orders:

(a) Issued to protect the victim

(b) Issued to address the distribution of the property among family members

3. Improved criminal activity language

(b) Added the term: Drug Paraphernalia under drug-related criminal activity

(0) 1-2-3-4 All address who can and who cannot be allowed to reside in the unit while a participant of the Illinois Home Monitoring/House Arrest Program and the RHA reporting requirement.

(q) The resident must report changes in the household composition within 30 calendar days of the occurrence.

(r) If applicable the household must comply with the HUD Community Service and Economic Self-Sufficiency requirement.

(s) The resident must make an emergency or mandatory transfer to another unit when required under the RHA transfer policy.

(v) The resident must refrain from allowing a public housing resident, who was evicted from a federally-funded program for criminal activities to occupy their unit.

(w) The resident must sign all necessary consent (s) for the release of information that is necessary to complete the re-examination process, including but not limited to HUD 9886.

(y) The resident must refrain from allowing a RHA-barred individual to visit the unit. A barred individual is someone who has been banned off the property for anti-social behavior, including one-strike offenses.

#### **Section 9. Restrictions on Alterations**

(a) The resident must have written permission to:

New additions:

2. affixing mirrors to any surface in the unit

13. remove and/or install flooring

14. making changes to the electrical, plumbing, sanitary, venting, air conditioner or other appurtenance.

(d) Alterations, additional, and improvements that cannot be removed without permanent damage to the dwelling unit shall become the property of the RHA without compensation to the resident.

(e) The RHA agrees to provide reasonable accommodations to eligible qualified resident with disabilities, including making changes to rules, policies, or procedures, making and paying for a reasonable accommodation to a unit or common areas. The RHA is not required to provide accommodations that constitute a fundamental alteration to the program or which pose an undue financial and administrative burden.

#### **Section 10. Changes in the Household**

(a) The resident must report changes in the family composition within 30 calendars days of the occurrence (it was 10 days)

(c) Prior written approval is needed to add a live-in aide. Live-in aides are required to meet all admissions screening criteria:

(a) The need for a live-in aide must be determined by a knowledgeable professional

(b) The live-in aide is not obligated for the support of the resident

(c) The aide would not be living in the dwelling unit except to provide support

The live-in aide is not required to share a bedroom with another household member

A live-in aide may not move into a unit if it would create overcrowding

The resident can request a transfer and/or a reasonable accommodation

(d) The RHA shall approve or disapprove a resident's request to allow a foster child, foster adult, and kinship care child, live-in aide, to be added to the lease within 30 days of receipt of

approval and/or denial. This time period can be extended if there is a delay beyond the control of the RHA or the resident.

(e) Household members who move out of the dwelling unit, for any reason, shall be reported by the resident to the RHA in writing within 30 calendar days of the occurrence. (Was 10 days)

(f) Remaining family members: If the head of household dies and/or leave the unit – there must be at least one family member on the Lease living in the household who can pass the applicant screening and is 18 years old or older. The remaining family member must have lived in the unit as a household member, on the lease, for a minimum of three consecutive years to become the head of household, and not had an unauthorized extended absence. In the event of any extenuating circumstance RHA has full discretion of approval and will make the final determination on a case by case basis.

If the head of household leaves the unit the new head of household will be charged for any arrearages incurred by the former head of household.

(h) When a head of household leaves a household with children or adults with a disability who cannot assume the role of the head of household, and there is no remaining family member to assume the head of household role, the lease will be terminated. The RHA may offer a public housing unit to the permanent legal custodial guardian. The permanent legal custodial guardian is required to meet all admission screening criteria.

(j) If this Lease is an extension of occupancy by the resident's household under a prior Lease with the RHA, any amounts due under the prior Lease or Leases may be charged and collected as if the amounts due occurred under this Lease.

#### **Section 11. RHA Obligations**

The RHA is obligated:

(f) To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of a resident) for the deposit of garbage, rubbish, ashes, and other waste removed from the dwelling unit by the resident.

(i) Reasonable Accommodations for Residents with Disabilities – The RHA will provide reasonable accommodations after determining that making the requested modification or accommodation would not result in a fundamental program alteration or undue financial and/or administrative burden, when feasible the RHA will take other action that will accommodate the individual while avoiding those bothersome results.

(j) To comply with obligations under Violence Against Women's Act, including but not limited to assisting residents who are victims of domestic violence, sexual violence, dating violence, or stalking, maintaining confidentiality of information received, and sharing information. Information may be disclosed if required for use in an eviction proceeding, if required by law, or with the resident's consent.

#### **Section 12. Entry of Premises During Tenancy**

(d) A request for maintenance constitutes permission for the RHA to enter the unit and perform the maintenance. If the resident is not at home when the RHA performs the requested maintenance, the RHA shall leave a written notice stating that they were there.

(d) Notices for entry into the premises for extermination purpose can be left in the apartment during extermination service, or posted in common areas.

(e) The RHA may enter the resident's dwelling unit any time without advance notification when there is reasonable cause to believe that an emergency exists that poses an immediate threat to the health, safety, and/or welfare of resident, employees, or RHA property.

#### **Section 13. Defects Hazardous to Life, Health or Safety**

If the dwelling unit is damaged to the extent that it creates condition hazardous to the life, health, or safety of the occupancy, the following terms will be applicable:

(b) If necessary repairs cannot be made within a reasonable time the RHA shall offer the resident decent, safe, sanitary alternative accommodations. The RHA will determine if the alternative accommodations will be temporary or become the resident's permanent dwelling unit.

(e) If alternative accommodations are offered and refused by the resident and the resident refuses to leave the unit until it is repaired, the resident's lease may be terminated.

#### **Section 14. Inspections**

(a) Annual Inspections – When housekeeping problems are identified the resident has 90 days to cure the housekeeping violations. The RHA will conduct interim inspections as a follow-up to any housekeeping problems to measure correction and progress. Residents will be notified in writing of housekeeping problems. Failure to resolve the housekeeping conditions will be considered a serious violation of the Lease and is grounds for lease termination.

#### **Section 15. Notice Procedure**

(a) Resident Responsibility: The resident must personally deliver a written notice to the property management office or to the central office, or by sending it prepaid first-class mail properly addressed. Any notice to the RHA can be in an alternative format as a result of a request for a reasonable accommodation by a qualified resident with disabilities.

#### **Section 16. Termination of the Lease**

7. after admission, the RHA discovers material facts that would have made the resident ineligible during the initial process or re-examination

8. The RHA discovers material false statements or fraud by the resident in connection with an application for assistance or re-examination

24. The resident fails to cure housekeeping violations within 90 calendar days of notice.

39ii. The RHA may remove a member from the lease, without regard to whether the member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a resident or any member of the household, and who engages in criminal acts of physical violence against the resident, any member of the household or against others, without evicting, removing, terminating assistance to or otherwise penalizing the victim of such violence, who is a household member.

iii. Once notified, the RHA will comply with any court orders addressing the rights of access to or control of the property, including civil protection orders:

(a) Issued to protect the victim

(b) Issued to address the distribution of or possession of property

40. (a) (b) (c) (d)

The resident fails to refrain from and prohibit authorized household members or guests from allowing persons who are under the Electronic Home Detention Program (Home Monitoring/House Arrest Program) from entering or residing on the premises.

(a) The resident must notify the RHA within 48 hours of the return of a household member who is a participant in the Winnebago County Electronic Monitoring Program to his/her unit.

(b) Allowing residency of a felon participating in the IDOC electronic monitoring program in the resident's unit who is not listed on the lease as a household member for that unit is grounds for lease termination.

(c) Residents and/or members, who are found to be a participant in the IDOC electronic monitoring program based on the conviction where the underlining criminal activity is a violation of the lease, is cause for termination of tenancy.

(d) Resident and/or household members may be subject to termination of their tenancy, pursuant to Section 16 of this lease, if alleged criminal activity underlying their arrest is a violation of the lease.

41. The resident or any household member fail to refrain from allowing a former public housing resident, who was evicted from a federally-funded program for criminal activities to occupy their unit.

45. The resident and live-in aide fails to complete and sign the RHA Lease.

50. Other good cause:

An incident or incidents of actual or threaten domestic violence, dating violence, or stalking will be considered serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be "good cause" for termination.

**(d) Extended Absences**

- 1. Residents must advise the RHA if they will be absent from the unit for more than 30 consecutive days. Exceptions will be made in instances where the resident is a victim of domestic violence.**
- 2. A resident may not be absent from their dwelling unit for longer than 90 consecutive days, or 180 days if the absence is due to verified medical reasons, without losing his/her rights to the unit. A resident who plans to be or is absent from the unit for longer than 30 days must inform their property manager.**

**(e) Remaining Family Members Eviction Proceeding can be commenced if:**

- 1. The remaining family member failure to inform the RHA within ten (10) calendars of the death or departure of the former head of household;**
- 2. The remaining family members do not have a family member qualified to sign the new Lease as the head of the household or cannot pass screening;**
- 3. The RHA approves remaining family member fails to sign a new lease within 30 days of approval of their request; and/or**
- 4. The household has pending rent default or criminal violations**

**(f) Eviction for Criminal Activity:**

**The RHA may consider all of the circumstance of the case, including the seriousness of the offense. In appropriate cases, the RHA may permit continued occupancy by remaining household members and may impose a condition that any member of the household who engaged in the illegal use of drugs to present evidence of successful completion of a treatment program as a condition to being allowed to reside or visit in the dwelling unit.**

**(g) If the RHA seek to terminate/not renew the lease for criminal activity shown by criminal background checks under the Lease Part II Section 5 (a), upon the resident's request, the RHA will supply the resident with a copy of the criminal record prior to any proceedings to terminate.**

**(h) The RHA shall give written notice of proposed termination in English, or other language as needed or, in the case of a resident with disability, in an alternative format.**

**Section 18. Abandonment**

**The resident shall be deemed to have abandoned the dwelling unit when:**

- (a) the resident has provided the HRA with actual notice indicating intent not to return**
- (b) the resident has been absent from the dwelling unit for 21 consecutive day, has removed all personal property from the dwelling unit and has failed to pay rent for that period; or**
- (c) the resident has been absent from the dwelling unit for 32 consecutive days and has failed to pay rent for that period;**
- (d) Seven days after the resident has abandoned the dwelling unit, the RHA may secure the dwelling unit and the resident shall be deemed to have abandoned any personal property remaining in the dwelling unit. The RHA may remove any personal property from the dwelling unit and dispose of it.**

**Section 19. Modifications, Riders, and Addendums**

**Any modification of this Lease must be accomplished by a written lease addendum to the Lease executed by the RHA and Resident. The only exception to this rule is for modifications of rent pursuant to Lease Part II Section 5.**

**Section 20. Community Service and Economic Self-Sufficiency Requirements**

**This information has been added to the Lease so the old Lease Addendum is no longer required with the new Lease.**

- (a) Community Service and Economic Self-Sufficiency requirements mandate that each adult household member not eligible for an exemption shall either contribute eight hours per month of community service within their community, participate in an Economic Self-Sufficiency program for eight hours per month, or a combination of both.**
- (b) In the event the Resident or any household member are not in compliance with the requirement. The RHA shall take such action as is necessary to terminate the tenancy of the household.**

- (c) Based on consideration of the Resident's efforts to comply with this Section, the RHA reserves the right to enter into a written agreement with the resident before the expiration of the Lease term to cure any non-compliance with the requirement.**
- (d) Failure of the Resident to comply with the Community Service and Economic Self-Sufficiency requirement is grounds for non-renewal of this Lease.**





**Attachment I**  
**AMENDMENT TO RHA PROCUREMENT POLICY FOR**  
**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) FUNDS,**  
**ALSO KNOWN AS CAPITAL FUND STIMULUS GRANTS**

Whereas in July 2009, HUD issued additional guidance and clarification regarding procurement requirements for the American Recovery and Reinvestment Act funds, also known as Capital Fund Stimulus Grants, addressed under Notice PIH 2009-12 (HA) that states in part,

“PHAs shall amend their procurement standards and policies in order to expedite and facilitate the use of the funds. This amended policy can be used only for procurements related to American Recovery and Reinvestment Act funds, also known as Capital Fund Stimulus Grants. This must be done in writing and consistent with PHA policies and procedures . . . and labeled as Capital Fund Stimulus Grant Procurement Policy. Specifically, PHAs shall remove all procurement standards that are contrary to Part 85 or the “Recovery Act” of 2009.

Accordingly, the Rockford Housing Authority (RHA), pursuant to the above requirements, hereby implements this Procurement Policy Amendment as follows:

- (1) Except as provided for within the above noted Notice PIH 2009-12 (HA) as issued by HUD on March 18, 2009, the revised ACC Amendment for Recovery Act grant(s), and OMB Guidance of the Buy American provisions at 2 CFR Part 176, all requirements listed within the current HA procurement policy shall remain in effect for any procurements executed by the HA, with the following exceptions:
  - (a) Any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to ARRA funds/Capital Fund Stimulus Grants; the HA shall instead follow the requirements of Part 85 requirements.
  - (b) The small purchase limit, below which the HA will solicit and receive at least three quotes (advertisement not required) and above which the HA will solicit and receive formal bids or proposals (advertisement required), shall be \$100,000 for ARRA funds/Capital Fund Stimulus Grants and;
  - (c) The “Buy American requirements of Section 1605 of the Recovery Act” of 2009 shall be included as a part of any solicitation and award pertaining to ARRA funds/Capital Fund Stimulus Grants.
- (2) Consistent with the requirements of the above noted Notice, this Policy shall expire on March 31, 2010 (unless otherwise extended by the Board of the RHA).

(Resolved and adopted by the Rockford Housing Authority Board of Commissioners August 27, 2009.)

## **Attachment J**

### **Carbon Monoxide Act**

The Rockford Housing Authority installed combination Smoke and Carbon Monoxide detectors in 2008 to comply with 527 CMR 31.00 in all required common areas and residential units. The Housing Authority also complies with section 31.07 with no less than annual inspections of each detector. All detectors that are battery operated have their batteries replaced annually.

Current procedures in place:

Housing Choice Voucher (HCV) Program:

- ✓ Carbon Monoxide forms are signed at each move in; and,

Low Income Public Housing (LIPH)

- ✓ A notice was sent to all resident on November 6, 2008 notifying them of the new law and subsequent installation; and,
- ✓ Inspections of the detectors have been incorporated into each unit inspection.