

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Exhibit 9.1 – il024g01</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. – See Exhibit 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See Exhibit 10.0 – il024h01</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements - NONE</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

- **VAWA Statement – il024b01**
- **Capital Fund Program P&E Reports / RHF Plan – il024d01, il024e01**
- **Resident Advisory Board Comments – il024i01**
- **CO Detector Statement – il024j01**

Exhibit 5.2

Goals and Objectives

PHA FISCAL YEARS 2010 - 2014

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

- PHA Goal: Expand the supply of assisted housing**

Objectives:

 - Apply for additional rental vouchers to meet the needs of families, senior citizens and the disabled population. **The application for approximately 150 replacement vouchers is anticipated, pending HUD approval to demolish AMP 3, Fairview Homes**
 - Reduce public housing vacancies **by continuing to improve by further decreasing the vacant unit turnaround days.**
 - Leverage private or other public funds to create additional housing opportunities: **The HAJ continues to investigate the leveraging of Capital Funds, with LIHTC, Bonding Authority, NSP funds, etc. and other financial strategies to develop mixed-income Housing developments.**
 - Acquire or build units or developments: **Through its non-profit instrumentality, the HAJ has developed and leased 74 lease-to-own units of a planned 160-unit mixed-income housing community.**

- Other:
 - **Conversion of up to 20% of its Housing Choice tenant-based vouchers to project-based vouchers to further assist in the expansion of quality assisted housing.**

 - **Participate in the Regional Housing Initiative (RHI) with the Chicago Housing Authority and Cook, Lake, McHenry, Dupage, and Kane County Housing Authorities to encourage the expansion of quality rental housing by allocating project based vouchers.**

 - **Partnered with the University of Saint Francis in the development and operation of a Health and Wellness Clinic at the John C. Murphy Highrise Building. Services available to all public housing program elderly and disabled residents include physical exams and health assessments, health screenings, counseling, management of acute and chronic illnesses, exercise and stretching classes, pre-employment physicals, and guidance with medications, chronic illnesses, nutrition and weight control, diabetes, stress management, and smoking cessation.**

- PHA Goal: Improve the quality of assisted housing**

Objectives:

 - Improve public housing management: **(PHAS score) Increase the overall average AMP inspection score from a 91.57 in FY 2008 to a 93 per AMP average in FY 2010. The Authority began converting to project-based budgeting and accounting on July 1, 2007, its 2008 fiscal year. September, 2007 we initiated, on a trial basis, project-based management in an effort to fully convert to Asset Management before 2011. Goals are to improve**

management operations under the Asset Management model by asset management project and Authority-wide.

- Improve voucher management: **(SEMAP score) The Authority will work to maintain its High Performer status and its voucher lease-up and budget authority expenditures at a 98% utilization rate.**
- Increase customer satisfaction: **Maintain enhanced resident services as provided through the Elderly Services Coordinator; increased Security Improvements; and increase interaction with Resident Councils.**
- Concentrate on efforts to improve specific management functions: **General Staff Skill Training within the areas of Asset Management, Capital Fund, Maintenance Assessment, Financial Assessment, Asset Management transition and operation; and other skill improvements as needed.**
- Renovate or modernize public housing units: **The Authority's major focus is the Transformation of its Family Sites into Mixed-Income Communities; however, Health and Safety, Energy Conservation, and Cosmetic Improvements will continue to be made to further increase the marketability of the Authority's Senior/Disabled buildings.**
- Demolish or dispose of obsolete public housing: **The Authority will continue pursuing demolition of family housing units targeted for Redevelopment and Mixed-Income Housing Communities. Demolition of Spring Bluff Homes was complete November 20, 2007. Demolition of other family housing sites is contingent upon HUD approval and financing available to accomplish this initiative; AMP 3, Fairview Homes, is currently awaiting HUD approval for demolition / disposition.**
- Provide replacement public housing: **The Authority plans to revitalize its Family Housing Developments and will provide some Project Based Vouchers and some ACC unit replacement within its new mixed-income communities.**
- Provide replacement vouchers: **Replacement vouchers will be requested for Family Housing Developments approved for demolition / disposition and where residents relocated received Housing Choice Vouchers.**

- PHA Goal: Increase assisted housing choices**
Objectives:
 - Provide voucher mobility counseling**
- Conduct outreach efforts to potential voucher landlords; **the Authority will continue to seek new landlords and to educate the community.**
 - Increase voucher payment standards, **as feasible.**
 - Implement voucher homeownership program: **Our HCV Homeownership Program is successful and the education and training the participants receive allows them to not only purchase a home, but to also become good neighbors.**
 - Implement public housing or other homeownership programs: **The Liberty Meadow Estates Mixed-Income Community Lease-to-Own Program contains a fifteen-year tax credit compliance period during which the residents receive homeowner training and credit counseling.**
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers: *As deemed necessary.*

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

- PHA Goal: Provide an improved living environment**
Objectives:
 - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Some Project Based Vouchers and some replacement ACC units will be included within proposed mixed-income housing communities.**
 - Implement public housing security improvements: **Full-time and Part Time Security Guards maintain a presence at each AMP.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households**
Objectives:
 - Increase the number and percentage of employed persons with assisted families: **A preference is given for working families.**
 - Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Senior Health Programs, Security Services are provided. The Housing Authority of Joliet has set aside funding, through its Operating Budget, to provide additional service to seniors with the employment of an Elderly Services Coordinator.**

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other: (list below)

PROGRESS REPORT ON MEETING PREVIOUS 5-YEAR PLAN MISSION AND GOALS

PHA Goal: Expand the supply of assisted housing.

Report: In FY 2005, the Authority purchased a 51.08 acre parcel contiguous to its Poole Gardens (AMP 2) site.

Report: During the Fiscal Year 2005, the Housing Authority of Joliet Development Team developed a Master Plan for the development of a single family / duplex mixed-income community to be located at the 51.08 acre Briggs and Rosalind site and 12.9 acre Poole Gardens Housing Development site.

Report: In FY 2007, the Authority received HUD approval for the demolition of Poole Gardens and once demolished, applied to HUD for replacement Housing Choice Vouchers associated with the resident relocation.

Report: In FY2006/2007, the Authority, as Project Sponsor and Will County Housing Development Corporation, its non-profit instrumentality, obtained financial obligations totaling \$17,969,886,689 for Phase One, 74 lease-to-own/rental housing units at Liberty Meadow Estates, our first mixed-income housing initiative. Funds include Proceeds from the sale of Low Income Housing Tax Credits and State Donation Credits, City and County HOME funds, Capital Funds, State Trust Funds, Federal Home Loan Bank's Affordable Housing Program Grant, Deferred Developer's fees, et al.

Report: As of March, 2009 construction of the project, consisting of 63 tax credit (targeted to residents at 60%AMI or below) lease-to-own homes and 11 market rate homes, is now complete. All seventy-four (74) homes have been leased to eligible families. Seventeen (17) project based vouchers have been approved for use.

Report: The Authority, acting as project sponsor, submitted funding applications for Phase Two of Liberty Meadow Estates in April, 2009 for the development of forty-two (42) single family and duplex lease-to-own homes. Funding has been approved and construction is anticipated for early spring, 2011.

Report: In FY 2007, the Authority applied to the Illinois Housing Development Authority for funding under the state's new Rental Housing Support Program, which was approved for nineteen (19) housing units.

Report: In FY 2006 the Authority adopted a Project-Based Voucher Policy as part of its Housing Choice Voucher Administrative Plan.

Report: The Authority, on February 13, 2007, joined the Regional Housing Initiative (RHI) to encourage the expansion of quality rental housing in Will County. The Authority could offer Project-Based Vouchers to Developers interested in developing affordable multi-family housing in Will County. The Authority could utilize Project-Based Vouchers from a POOL of Project-Based Vouchers provided by the Chicago Housing Authority and Cook, McHenry, Lake, and Kane County Housing Authorities.

PHA Goal: Improve the quality of assisted housing.

Report: Between 2004 and 2010, the Senior / Disabled Highrise Buildings have received / are in the process of receiving more than \$12MM in health/safety, energy, and cosmetic improvements.

Report: The Authority has converted its Financial Management System to accommodate Project-Based Budgeting and Accounting.

Report: Steps have been initiated to achieve 98% Voucher and /or Budget Utilization for the 2007 fiscal year and, as such, SEMAP scores have improved.

Report: Installed Security Cameras in strategic locations throughout the Fairview Homes Family Housing Development as a crime prevention/deterrent strategy. Cameras are intended to assist in identifying problem households and guests that are involved in anti-social activities. Authority Security and Management Staff monitor the cameras and when appropriate, provide data and information to City Police, States Attorney, Courts, et al to assist in investigations and prosecution.

Report: Partnered with the University of Saint Francis in the development and operation of a Health and Wellness Clinic at the John C. Murphy Highrise Building. Services available to residents include physical exams and health assessments, health screenings, counseling, management of acute and chronic illness, exercise and stretching classes, pre-employment physicals, and guidance with medications, nutrition and weight control, diabetes, stress management, and smoking cessation.

Report: Through the Housing Authority of Joliet's After School Program, an average of 123 public housing program youth have participated annually in after-school programs that offer supervised academic assistance, sports and recreation, life skills, and parental involvement activities and events.

Report: In January / February, 2008, the Authority upgraded hardware and software to support the existing building keyless entry systems at AMP 4 John O. Holmes Complex and AMP 5 Heritage Place. By continuing to use keyless entry systems, lost keys and illegal entry by unauthorized guests has decreased.

Report: On May 3, 2007 the Authority received HUD approval for the demolition and disposition of the 106 dwelling units and 1 non-dwelling community building at Spring Bluff Homes Housing Development (to become part of the Liberty Meadow Estates Mixed-Income Housing Community). The entire site was demolished by November 20, 2007. Demolition/Disposition is the Authority's highest priority targeted to its remaining two (2) family housing sites.

PHA Goal: Increase assisted housing choices.

Report: The Authority continues to educate Housing Choice Voucher Participants on their rights and housing options. De-concentration efforts have been very successful as outlined below:

February 9, 2008, the Authority sponsored its second annual Section 8 Housing Choice Voucher Program

July 1991		January 2010	
City of Joliet's East Side	463 (82.24%)	City of Joliet's East Side	311 (26%)
City of Joliet's West Side	82 (14.56%)	City of Joliet's West Side	338 (29%)
Outside Joliet, but within Will County	18 (3.20%)	Outside Joliet, but within Will County	503 (42%)
Outside Will County	-----	Outside Will County	36 (3%)
Total	563	Total	1188

Report: Landlords with units in non-impacted census tracts was also discussed. The Authority identified an additional 160 units for the Program in a subsequent survey to landlords regarding new units they would make available for the Program.

Report: The Authority has adjusted its Housing Choice Voucher Payment Standards as outlined;

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
1BR	819	915	840	894	903
2BR	924	1029	944	1004	1015
3BR	1122	1257	1154	1227	1240
4BR	1291	1420	1304	1387	1402
5BR	1485	1634	1499	1595	1612

Report: Through the Housing Choice Voucher Homeownership Program eighteen (18) families have purchased homes during since the February, 2003 Program inception.

PHA Goal: Improve community quality of life and economic viability.

Report: During FY 2005, the Authority aggressively evicted twelve (12) Public Housing Program residents and denied residency/occupancy to forty (40) program applicants due to involvement with anti-social and/or illegal drug activity.

Report: During FY 2005, the Housing Authority provided a structured and supervised after school program for youth at all three (3) Public Housing Program family housing development community centers. The after school program was funded through an Illinois Department of Human Services grant program and was subject to renewal on July 1, 2006. Through the after school program, youth receive access to on-site tutoring, life skills, adult mentoring, sports and recreation, and parent involvement programs and activities. During FY 2008, funding for this program was no longer available and said services ceased.

Report: During FY2008, as of February 29, 2008, 44.61% or 145 families residing within public housing AMPs 1 and 3 were reporting wages. This is the second highest percentage / number of families working since the Housing Authority of Joliet began record keeping in FY2002, when only 34.58% or 139 families were reporting wages.

Report: The Authority installed Security Cameras in strategic locations at its Fairview Homes Family Housing Development. The cameras will be used to identify resident households and non-residents who are involved in criminal activity. A part time security guard will be hired in Spring 2007 to monitor the cameras live. During the fiscal year ending June 30, 2007, the Authority hired off-duty Police Officers to patrol the housing developments of Fairview, Poole Gardens, and will assist the HAJ in-house enforcement, anti-drug activities, and enforcement of the limited access and property bar policy.

PHA Goal: Promote self-sufficiency and assist development of families and individuals.

Report: The HAJ continues to partner with the University of Saint Francis in providing and operating a Health and Wellness Clinic at AMP 6, the John C. Murphy Highrise Building. Services available to public housing program elderly and disabled residents include physical exams and health assessments, health screenings, counseling, management of acute and chronic illnesses, exercise and stretching classes, pre-employment physicals, and guidance with medications, chronic illnesses, nutrition and weight control, diabetes, stress management, and smoking cessation. Within the first six (6) months of operation, 100 persons from the Murphy Building and surrounding community were seen for services.

Report: The Authority continues to provide security guards and security cameras and monitoring services at its Highrise Buildings.

PHA Goal: Ensure Equal Opportunity in housing for all Americans.

Report: On February 9, 2008, the Authority's Housing Choice Voucher Program hosted its Second Annual Landlord Conference to act as a recruitment and retention tool to increase the number of landlords within the Housing Choice Voucher Program. All affirmative measures were covered by Authority staff and landlords were able to participate in a question and answer session. *The next Landlord Conference is scheduled for Summer, 2010.*

Report: FY 2005: In cooperation with Cornerstone Services, Inc. and the Will-Grundy Center for Independent Living, the Housing Authority received 200 Fair Share Housing Choice Vouchers to assist the handicapped/disabled population: 140 (70%) vouchers were designated to assist the general disabled population; 10 (5%) vouchers were designated to assist disabled individuals who were residing in nursing homes due to inadequate housing elsewhere; and 50 (20%) vouchers were designated to assist other family and individual applicants on the waiting list.

Report: In Fall 2005, the Housing Authority of Joliet opened its Public Housing Program and Housing Choice Voucher Program waiting lists to assist individuals and families who were classified as evacuees of Hurricane Katrina. The Public Housing Program has assisted three (3) families of which only one (1) remains in occupancy. The Housing Choice Voucher Program has assisted three (3) families through the KDHAP program and is currently working with six (6) additional applicant families to verify disaster zone residency.

Other PHA Goals and Objectives: (list below)

GOAL: To increase the Public Housing Program occupancy rate, thereby maximizing utilization of the Authority's housing stock.

REPORT: The Housing Authority of Joliet anticipates maintaining a Public Housing Program occupancy rate of 97%.

GOAL: To encourage self-sufficiency of Low-Rent and Section 8 families by providing opportunities that address educational, socio-economic, recreational and other human services needs of the family.

REPORT: The Authority continues to seek funding sources to support safe and supervised after school programs for youth, aged 6 – 17. The after-school program would assist working parents by providing no-cost after school care for their age-eligible youth.

GOAL: To enhance positive public awareness and expand the level of resident, government and community support in accomplishing the PHA's mission.

REPORT: The Authority makes the public and the government entities aware of its programs, services, and activities on a regular (monthly) basis via WJOL radio and the Herald News; as well as the Authority Quarterly Newsletter and Annual Report.

GOAL: To maintain a high level of standards and professionalism in the operation of all programs, services and activities.

REPORT: The Authority maintains the highest standards in the operation of its programs; this is in part accomplished with professional development and training conferences, conventions, etc., the staff and commissioners attended during each fiscal year.

GOAL: To create opportunities for the Housing Authority of Joliet to become self-sufficient through the creation of income generating subsidiary companies (i.e. General Contracting company for the sole purpose of building additional affordable housing; creation of entities for the sole purpose of developing additional affordable housing opportunities).

Report: In FY 2006, the Authority created Will County Housing Development Corporation, its 501(c)(3) non-profit instrumentality for the purpose of creating additional housing opportunities for Will County, Illinois. During FY 2008, the Authority began exploring opportunities for its non-profit instrumentality to perform general contracting services.

Report: In FY 2006/2007, the following entities were created for the purposes of developing Liberty Meadow Estates, Phase I mixed-income housing community: Briggs-Rosalind Development, LLC and Briggs-Rosalind Phase I, LP. Will County Housing Development Corporation is the managing member of the General Partnership entity, Briggs-Rosalind Development, LLC.

Report: In FY 2007, the following entities were created for the purposes of developing Liberty Meadow Estates, Phase II mixed-income housing community: Liberty Meadow Estates, LLC and Liberty Meadow Estates, Phase II, L.P. Will County Housing Development Corporation is the 100% owner of Liberty Meadow Estates, LLC, the General Partnership entity. Funding has been approved for this second phase of development within April, 2009.

Report: In 2010, the Authority's non profit instrumentality teamed up with a local church for the purpose of developing a non-public housing Supportive Living Facility. Medicaid Waivers are anticipated to support the resident services. Funding applications will be submitted in May, 2010.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Instructions:

For each Element below that **HAS** changed since the last PHA Plan, using the HUD 50075 instructions, enter the “changed” text in column 3. For each Element below that **HAS NOT** changed since the last PHA Plan, enter “No Change” in column 3.

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
IL024	Housing Authority of Joliet	7/01/2010
	Plan Element	Column #3
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.	CHANGED – See Revised ACOP excerpts and FY2010 Deconcentration Calculation Below
2.	Financial Resources.	CHANGED - See Table Below
3.	Rent Determination.	CHANGED – See Revised ACOP excerpts
4.	Operation and Management.	CHANGED – See Revised ACOP excerpts
5.	Grievance Procedures.	NO CHANGE
6.	Designated Housing for Elderly and Disabled Families.	CHANGED – See Revised ACOP excerpts
7.	Community Service and Self-Sufficiency.	CHANGED – See Revised ACOP excerpts
8.	Safety and Crime Prevention.	CHANGED – See Revised ACOP excerpts
9.	Pets.	NO CHANGE
10.	Civil Rights Certification.	NO CHANGE
11.	Fiscal Year Audit.	NO CHANGE and NO FINDINGS
12.	Asset Management.	NO CHANGE - See Statement Below
13.	Violence Against Women Act (VAWA).	NO CHANGE - See Statement Below
	Copies of the HAJ Agency Plan may be reviewed and/or obtained at:	Central Office Cost Center and at the Management Office of each AMP

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ACOP – Revised excerpts, effective April 15, 2010

Page 2-2; Occupancy by Police Officers: *(Changed excerpt only)* In order to provide increased security for public housing residents the PHA may allow public housing units to be occupied by police officers at AMPs 1, 3, 4 5, or 6. A maximum number of two (2) rental units per AMP may be made available to Police Officers for this security initiative.

Police officers are not required to be income eligible to qualify for admission to the PHA's public housing program. Rent shall be determined by the PHA. Specific residency requirements must be met each month in order to continue to qualify to reside within the unit. Requirements are clearly spelled within a "Police Officer Unit Set-Aside Program" lease addendum.

Page 2-5; Mandatory Social Security Numbers: *(Changed excerpt only)* Note: When a family requests to add a new household member who is six years or age or under and has an assigned social security number, the program participant must disclose the assigned social security number and provide the PHA with the appropriate documentation at the time of such request, or at the time of processing the interim or annual reexamination of family income and/or composition. If the family is unable to provide the required documentation of the social security number, the PHA may not add the new household member until the family provides such documentation.

When a family requests to add a new household member, who is under the age of six and does not have an assigned social security number, the family must disclose the assigned social security number and provide the PHA with appropriate documentation within 90 calendar days of the child being added to the household.

If the family is unable to disclose and provide evidence of the social security number within 90 calendar days, the PHA is required to grant the family an additional 90-day period to comply with the social security number disclosure and documentation requirement, if the PHA determines the family was unable to comply with the requirements due to circumstances that could not have reasonable been foreseen and were outside the control of the family. Examples include but are not limited to: delayed processing of social security number applications, natural disaster, fire, death within the family, etc.

The child is to be included as part of the assisted household and entitled to all benefits of being a household member during the allotted time for the family to comply with the social security number disclosure and documentation requirements. The PHA should generate an ALT ID for the child. Upon expiration of the provided time period, if the family has not complied with the social security number disclosure and documentation requirements, the PHA must terminate the entire family's tenancy.

Page 4-5; Site Based Waiting Lists: *(Changed excerpt only)* The Housing Authority of Joliet does not maintain a site based waiting list.

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Page 4-16; Units Designated for the Elderly: *(Changed excerpt only)* The Housing Authority of Joliet does not currently offer a system of elderly designated housing developments and/or buildings and/or portions of buildings.

Page 5-5; Family Moves: *(Changed excerpt only)* For a new move-in household, the household will have to wait for a one (1)-year period before becoming eligible to transfer to a different unit. The PHA may elect to waive this requirement, should a transfer request be filed to accommodate an existing family member with a disability.

Page 9-5; Utility Services: *(Changed excerpt only)* A tenant Head of Household is responsible for direct payment of utilities and must abide by any and all regulations of the specific utility company, including regulations pertaining to advance payments of deposits. Utility services must be placed in the named of the Head of Household.

Page 9-7; Fees and Non-payment Penalties: *(Changed excerpt only)* A charge of \$37.50 will be assessed against the tenant for a check that is returned for non-sufficient funds (NSF), or a check written on a closed account. The PHA will always consider the rent unpaid when a check is returned as NSF or a check is written on a closed account.

Page 9-9; Quality Control Inspections: *(Changed excerpt only)* The Facilities Manager shall conduct random quality control maintenance inspections to determine if maintenance work orders were completed within an acceptable time frame and at an acceptable level of craftsmanship.

Page 9-12; Quarterly Housekeeping Inspections: *(Changed excerpt only)* All resident households that "fail" an inspection due to housekeeping problems shall be issued a copy of the Housekeeping Inspection Form completed by the Property Manager and photographs of the failed items. The following policy defines the process to be implemented by the Property Manager.

1. If a resident household fails a housekeeping inspection either due to housekeeping problems or tenant-caused damages, the household will be given seven (7) calendar days to correct the noted deficiencies. The Property Manager shall schedule a follow-up housekeeping inspection with the family within the seven (7) calendar day period to ensure compliance.
2. If the resident household fails a second housekeeping inspection, the Property Manager shall grant the household an additional seven (7) calendar days to correct the noted deficiencies. The Property Manager shall then schedule a third and final follow-up housekeeping inspection with the family within the seven (7) calendar day period to ensure compliance.
3. If the resident household fails the third housekeeping inspection, the household will be considered to be in non-compliance with the PHA housekeeping standards and the lease agreement. The Property Manager shall initiate termination of tenancy.

If the resident household requires a first or second visit in order to pass a quarterly housekeeping inspection, the household shall be placed on a twelve (12) month

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probation period. If another violation should occur with the household during the twelve (12) month probation period, the Property Manager shall initiate termination of tenancy.

Households that disengage smoke detectors are in non-compliance with the lease agreement and shall be placed on a twelve (12) month probation period. If another violation should occur with the household during the twelve (12) month probation period, the Property Manager shall initiate termination of tenancy.

Page 12-1; Eligibility for Continued Occupancy: Residents who meet the following criteria will be eligible for continued occupancy: *(Changed excerpt only)* Whose family members have submitted their Social Security Numbers; Whose family members have passed the Housing Authority of Joliet's criminal background check.

Page 12-2; Reexamination Notice to the Family: *(Changed excerpt only)* The notification shall be sent approximately 120 calendar days in advance of the anniversary/effective date. An advocate, interpreter, or other assistant may assist the family during the interview process.

Page 12-3; Documents Required from the Family: *(Changed excerpt only)* Documentation which identifies the legal identity and age of all family members; Documentation which verifies an individual's disability status.

Page 12-4; Criminal Background Checks: *(Changed excerpt only)* Information obtained through criminal background checks may be used for lease enforcement and eviction [24CFR 5.903(e)(1)(ii)]. HUD authorizes PHAs to conduct criminal background checks on public housing residents for lease enforcement and eviction. PHA policy determines when the PHA will conduct such checks.

PHA Policy

The PHA will conduct criminal background checks on all adult household members prior to the household's annual recertification date and/or when it is brought to the attention of the PHA from law enforcement agencies or by other means that a household member was involved in a criminal activity. In order to obtain a criminal background check, adult household members must have a signed consent form within the tenant file which authorizes the release of their criminal background check. Failure of a household member to sign a consent form is grounds for termination of tenancy.

Page 12-4; Compliance with Community Service: *(Changed excerpt only)* For families who include nonexempt individuals, the PHA must determine compliance with community service requirements once each 12 months [24CFR 960.257(a)(3)]. See Chapter 16: Community Service for the PHA's policies governing compliance with the community service requirement.

Page 12-5; Changes in the Tenant Rent: *(Changed excerpt only)* If there has been a misrepresentation or a material omission by the family that resulted in the household committing program fraud by either not reporting or underreporting income or asset sources or falsification of information to obtain any HUD mandatory income deduction

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allowance, the PHA shall not enter into a repayment agreement with a household and shall initiate termination of tenancy based on fraud.

Page 12-12; Procedures when the Change is not Reported by the Tenant in a Timely Manner: *(Changed excerpt only)* If there has been a misrepresentation or a material omission by the family that resulted in the household committing program fraud by either not reporting or underreporting income or asset sources or falsification of information to obtain any HUD mandatory income deduction allowance, the PHA shall not enter into a repayment agreement with a household and shall initiate termination of tenancy based on fraud.

Page 13-1; Lease Termination by Tenant: *(Changed excerpt only)* The tenant may terminate the lease by providing the PHA with a written 30 calendar day advance notice as defined in the lease agreement. Failure to provide such notice shall result in a rent charge not to exceed 30 calendar days from the date the vacancy becomes known to the PHA's Main Office Housing Management Department Leasing staff.

Page 13-2; Lease Termination by PHA: *(Changed excerpt only)* Failure to maintain uninterrupted and legally connected electrical service to a rental unit and in the name of the head of household.

Page 13-3; Timing of the Notice: *(Changed excerpt only)* If any member of the household has engaged in any drug-related criminal activity or violent criminal activity or alcohol abuse related activity.

Page 13-5; Documentation and Retention Policy: *(Changed excerpt only)* The PHA shall retain documentation regarding occupancy for a five (5) period or until audited by the U.S. Department of Housing and Urban Development, whichever occurs later.

Page 14-1; Complaints from families: *(Changed excerpt only)* If a family disagrees with an action or inaction of the PHA, complaints will be referred to the Chief Operating Officer – Conventional Housing Programs and/or his/her designee.

Page 14-1; Complaints from Staff: *(Changed excerpt only)* If a staff person reports a family is violating or has violated a lease provision or is not complying with program rules, the complaints will be referred to the Chief Operating Officer – Conventional Housing Programs and/or his/her designee.

Page 14-1; Complaints from the General Public: *(Changed excerpt only)* Complaints or referrals from persons in the community in regard to the PHA or a family will be referred to the Chief Operating Officer – Conventional Housing Programs and/or his/her designee. Anonymous complaints will be checked whenever possible.

Page 14-2; Appeals by Applicants: *(Changed excerpt only)* The Hearing Officer shall be the Chief Operating Officer – Special Programs and/or his/her designee.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Page 14-5; Informal Hearing Officer: *(Changed excerpt only)* The Housing Authority of Joliet's Informal Hearing Officer is the Chief Operating Officer – Conventional Housing Programs and/or his/her designee.

Page 14-10; Documentation Retention Policy: *(Changed excerpt only)* The PHA shall retain documentation regarding occupancy for a five (5) year period or until audited by the U.S. Department of Housing and Urban Development, whichever occurs later.

Page 15-2; Payment Agreement for Families: *(Changed excerpts only)* The maximum length of time the PHA will enter into a payment agreement with a family is 3 months. The remaining balance due may be spread out over a period not to exceed 3 months.

Page 15-2; Payment Schedule for Monies Owed to the PHA: *(Changed excerpt only)*

<u>Initial Payment Due</u> <u>(% of Total Amount)</u>	<u>Maximum Term</u>
30% Down Payment	3 months

Page 15-3; Guidelines for Payment Agreements: *(Changed excerpt only)* The PHA shall not enter into a payment agreement with a household if the household committed program fraud by not reporting or underreporting income or asset sources or falsified or attempted to falsify HUD mandatory income deduction allowances.

Page 15-3; Additional Money Owed: *(Changed excerpt only)*

Note: If the household was on a payment agreement within the past 12 month period, the household is not eligible to enter into another payment agreement with the PHA until the 12 month time period has passed.

Page 15-4; Family Error/Late Reporting: *(Changed excerpt only)* Households that owe money to the PHA as a result of a failure to report an increase in income or assets within the time period specified within the lease agreement (10 calendar days) or who underreport income or asset resources or who falsify or attempt to falsify HUD mandatory income deduction allowances will be terminated for committing program fraud.

Page 15-4; Documentation Retention Policy: *(Changed excerpt only)* The PHA shall retain documentation regarding occupancy for a five (5) year period or until audited by the U.S. Department of Housing and Urban Development, whichever occurs later.

Page 16-1; Community Service Requirement: *(Changed excerpt only)*

Note: An individual may not skip a month and then double up the following month, unless special circumstances warrant it. The PHA will determine whether to permit a deviation from the schedule (see 24 CFR 960.605).

Page 16-2; Community Service Exemptions: *(Changed excerpt only)*

3. Engaged in work activities (see Notice PIH 2003-17 (HA)). In order for an individual to be exempt from the CSSR requirement because he/she is "engaged in work activities," the person must be participating in an activity

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that meets one of the following definitions of “work activity” contained in Section 407(d) of the Social Security Act (42 U.S.C. Section 607(d)):

- Unsubsidized employment;
 - Subsidized private-sector employment;
 - Subsidized public-sector employment;
 - Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 - On-the-job-training;
 - Job-search and job-readiness assistance;
 - Community service programs;
 - Vocational educational training (not to exceed 12 months with respect to any individual);
 - Job-skills training directly related to employment;
 - Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 - Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalency, in the case of a recipient who has not completed secondary school or received such a certificate; and,
 - The provision of childcare services to an individual who is participating in a community service program;
4. Able to meet requirements under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. Section 601 et seq.) or under any other welfare program of the State in which PHA is located including a State-administered Welfare-to-Work program; or,
 5. A member of a family receiving assistance, benefits, or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. Section 601 et seq.), or under any other welfare program of the State in which the PHA is located, including a State-administered Welfare-to-Work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

Page 16-4 & 16-5; Community Service and Economic Self-Sufficiency Options:

(Changed excerpt only) For purposes of satisfying the community service requirement, an economic self-sufficiency program is defined by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

Eligible community service and economic self-sufficiency activities include any of the following options:

- Participation in a Family Self-Sufficiency (FSS) Program and being current in the steps outlined in the Individual Training and Services Plan;

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- Participation in an eligible self-sufficiency activity, i.e. job readiness or training programs, higher education classes (junior college or college classes), GED classes, apprenticeship programs, substance abuse or mental health counseling; household budgeting and credit counseling programs; English proficiency classes, English as a second language classes, reading, financial and/or computer literacy classes, training programs through local One-Stop Centers and/or Workforce Investment Boards, or any activity required by the Department of Public Assistance under Temporary Assistance for Needy Families (TANF);
- Volunteer work in a local schools, hospitals, child care centers, hospice centers, homeless shelters, feeding and/or food bank programs, nursing homes, recreation centers, churches, or other community service organizations;
- Volunteer work with youth organizations, i.e. Boy or Girl Scouts, Boys and Girls Club, 4-H Club, Police Activities League (PAL), mentoring programs, Big Brothers/Big Sisters, education and/or recreation programs, or special education programs;
- Volunteer work with programs funded under the Older Americans Act, such as Green Thumb, Service Corps of Retired Executives, senior centers, senior feeding programs, Meals on Wheels;
- Volunteer work with public or nonprofit organizations dedicated to providing services to senior citizens, youth, area residents, special needs populations, missions, and programs designed to enhance the environment, historic resources, cultural identities, and neighborhoods, or performing arts programs;
- Volunteer work through Resident Councils/Organizations to assist other residents with problems and or programming, service on the Resident Advisory Board and/or projects designed to improve the physical environment of the resident's development;
- Volunteer work with neighborhood groups on special clean-up or beautification projects;
- Provision of childcare services for the children of other residents so parents may volunteer;
- Other activities as approved by the PHA on a case-by-case basis.

The QHWRA prohibits political activity as community service. In accordance with Notice PIH 2009-18 (November 25, 2009), "Community service is not employment and may not include political activities." 24 CFR 960.601(b)

Court ordered work and probation associated/ordered work is not an acceptable form of a voluntary community service or economic self-sufficiency activity.

The PHA will give residents the greatest choice possible in identifying community service and economic self-sufficiency opportunities. The PHA will consider a broad range of activities and programs.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Page 16-6; Monitoring at Initial Leasing and Annual Recertification: (*Changed excerpt only*)

Initial Leasing Activities

At initial leasing, the PHA shall provide the household with a copy of the policy and secure a certification of receipt, as attached to this policy.

At the end of each month, residents who are subject to the community service requirement must submit written third party verification of community service or economic self sufficiency activity completion to the Property Manager. Household members must submit certification letters from the organization/agency where an activity was performed. For verification purposes, as it relates to program compliance, the certification letter must contain the following information:

- The name, address, and telephone number of the organization/agency where the community service or economic self sufficiency activity hours were performed.
- The name, signature and title of the supervisor/director/instructor/counselor who is verifying household member community service or economic self sufficiency activity hours.

Note: Family members will not be permitted to self-certify that they have complied with community service requirements.

If any nonexempt household member fails to submit monthly documentation to the PHA which verifies completion of community service or economic self sufficiency activity, the PHA will issue a written notice to the household explaining what must occur in order for the household to become compliant. (see E: NONCOMPLIANCE)

Annual Recertification Activities

At least 30 days prior to the household's annual reexamination, the PHA must review the exempt and/or nonexempt status and compliance of family members (see 24 CFR 960.605(c)(3)).

If any nonexempt household member fails to comply with the community service requirement, the PHA will issue a written notice to the household explaining what must occur in order for the household to become compliant. (see E: NONCOMPLIANCE)

Page 16-7; Non-Compliance: (*Changed excerpt only*) At the end of each month, residents who are subject to the community service requirement must submit written third party verification of community service or economic self sufficiency activity completion to the Property Manager. If the household member is delinquent in providing the information to the PHA, the PHA will issue a written notice to the household explaining what must occur in order for the household to become compliant.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Additionally, pursuant to 24 CFR 960.605 and 960.607, HUD requires the PHA to annually review resident compliance at least 30 days prior to the end of the twelve (12) month lease agreement. The PHA is to secure a certification of compliance from non-exempt household members as attached to this policy. If the PHA finds that a household member is non-compliant, the PHA will issue a written notice to the household explaining what must occur in order for the household to become compliant.

If the PHA finds that a household member is in noncompliance with the community service requirement, with either the PHA monthly review or the HUD imposed annual review, the PHA shall issue a written notice to the head of household which clearly states:

1. The name of the household member who is in noncompliance with the community service requirement and the reason for noncompliance;
2. The lease agreement renewal is contingent upon compliance; and
3. The tenant may request an informal hearing regarding the PHA's determination.

Page 16-7; Enforcement Documentation: (*Changed excerpt only*) The PHA is required to initiate due process (see 24 CFR 966.53(c)) against households failing to comply with lease requirements including the community service requirement. When initiating due process, the following procedural safeguards are required:

1. Adequate notice to the tenant of the grounds for terminating tenancy and for eviction;
2. Right of the tenant to be represented by counsel;
3. Opportunity for the tenant to refute the evidence presented by the PHA, including the right to confront and cross-examine witnesses and present any affirmative legal or equitable defense which the tenant may have; and,
4. A decision on the merits.

Page 16-8; Resident Responsibilities: (*Changed excerpt only*) At lease execution and at the annual reexamination, all adult household members (18 or older) of a public housing resident family must:

1. Provide documentation that they qualify for an exemption, if they claim to be exempt from the community service requirement (24 CFR 960.601(b)). Documentation provided by the tenant will be used by the PHA to determine whether the tenant is exempt from the community service requirement; and
2. Sign a certification of receipt that they have received and read the policy and understand that if they are not exempt, failure to comply with the community service requirement will result in nonrenewal of the lease agreement, per 24 CFR 966.4(l)(2)(iii)(D).

At the end of each month, residents who are subject to the community service requirement must submit written third party verification of community service or economic self sufficiency activity completion to the Property Manager.

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At least 30 days prior to the household's annual reexamination, the PHA shall review the exempt and/or nonexempt status and compliance of family members.

If during a monthly review or at the annual reexamination a household member is found to be non-compliant, then the member and the head of household must sign an agreement with the PHA to make up the deficient hours over the next 12-month period (see 24 CFR 960.607(c)) or the lease will be terminated.

When a non-exempt person becomes exempt, it is his/her responsibility to report the change in status to the PHA and provide appropriate documentation.

When an exempt person becomes non-exempt, it is his/her responsibility to report the change in status to the PHA.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

FY 2010 Deconcentration Calculation

Step 1

	1BR	2BR	3BR	4BR	5BR	Totals
AMP1	46	41	35	26	0	148
AMP3	<u>0</u>	<u>27</u>	<u>58</u>	<u>14</u>	<u>10</u>	<u>109</u>
Totals	46	68	93	40	10	257

0.85 x 46 Units	=	39.10
1.00 x 68 Units	=	68.00
1.25 x 93 Units	=	116.25
1.40 x 40 Units	=	56.00
1.61 x 10 Units	=	<u>16.10</u>
Total Unit Weighted Average		295.45

Bedroom Adjustment Factor	=	Total Unit Weighted Average / No of Units 295.45 / 257 Units	=	1.1496
PHA-Wide Average Income	=	Total Income/No. of Units \$3,482,368 / 257 Units	=	\$13,550.07
		PHA-Wide Average Income	=	\$13,550
PHA-Wide Adjusted Average Income	=	PHA-Wide Average Income/Adjustment Factor \$ 13,550/ 1.1496	=	\$11,786.71
		PHA-Wide Adjusted Average Income	=	\$11,787

Note: Units have been assigned to AMPs and are no longer assigned by HUD project/housing development number. AMP2 was demolished November, 2007 and is not part of this calculation.

Step 2

AMP1: Des Plaines Gardens Homes

0.85 x 46 Units	=	39.10
1.00 x 41 Units	=	41.00
1.25 x 35 Units	=	43.75
1.40 x 26 Units	=	36.40
1.61 x 0 Units	=	<u>0.00</u>
Total Unit Weighted Average		160.25

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

(continued) FY 2010 Deconcentration Calculation

Bedroom Adjustment Factor	= Total Unit Weighted Average/No of Units 160.25 / 148 Units	= 1.0828
Covered Development Average Income	= Total Income/No. of Households \$2,004,852 / 148 Units	= \$13,546.30
Covered Development Adjusted Average Income	= Development Average Income/Adjustment Factor \$13,546 / 1.0826	= \$12,510.16
Covered Development Adjusted Average Income		= \$12,510

AMP3: Fairview Homes

0.85 x	0 Units	=	0.00
1.00 x	27 Units	=	27.00
1.25 x	58 Units	=	72.50
1.40 x	14 Units	=	19.60
1.61 x	10 Units	=	<u>16.10</u>
Total Unit Weighted Average			135.20

Bedroom Adjustment Factor	= Total Unit Weighted Average/No of Units 135.20 / 109 Units	= 1.2404
Covered Development Average Income	= Total Income/No. of Households \$1,477,516 / 109 Units	= \$13,555.19
Covered Development Adjusted Average Income	= Development Average Income/Adjustment Factor \$13,555 / 1.2404	= \$10,927.93
Covered Development Adjusted Average Income		= \$10,928

STEP 3

85 to 115% of PHA-Wide Average Income for Covered Developments

AMP1 $\frac{\$12,510}{\$11,787} \times 100\% = \mathbf{106.13\%}$	AMP3 $\frac{\$10,928}{\$11,787} \times 100\% = \mathbf{92.71\%}$
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AMP1 and AMP3 are within the 85% to 115% PHA-Wide Average Income range and are not subject to any deconcentration policy. AMP 4, 5, 6, 7, and 8 are all senior/disabled buildings.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants-FFY 2010 grants		
a) Public Housing Operating Fund	3,889,188	Public Housing Operations
b) IL06-P024-50110 Public Housing Capital Fund	1,770,235	Physical & Management Improvements / Debt Service
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,517,407	Housing Assistance Payments, etc.
f) Public Housing Drug Elimination Program	0	
g) Resident Opportunity and Self- Sufficiency Grants	66,547	Elderly Services Coordinator
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>CFP - 50109</i>	540,000	Currently unobligated, but planned for management & physical improvements
<i>RHF 2009</i>	216,622	RHF Plan Submitted within
3. Public Housing Dwelling Rental Income		
	2,638,975	Maintenance/Operations
4. Other income (list below)		
Excess Utilities	0	
Investment Interest	3,000	Maintenance/Operations
Non Dwelling Rental	38,000	Maintenance/Operations
Income/Operations	264,677	Maintenance/Operations
Total resources	\$ 18,944,651	

Fiscal Year Ending 6/30/2008 – Complete with No Findings.

Fiscal Year Ending 6/30/2009 – Not Yet Received Copy from IPA.

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Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Asset Management Statement

The Authority currently operates under an Asset Management model – all accounting, budgeting, expenditure, collection, maintenance, and management is done by AMP.

The Authority first began converting to project-based budgeting and accounting on July 1, 2007, its 2008 fiscal year. September, 2007 we initiated project-based management in an effort to fully convert to Asset Management before 2011.

Violence Against Women Act (VAWA) Statement

VAWA Policy, as approved by the Housing Authority of Joliet Board of Commissioners on February 8, 2007, has not changed.

The purpose of the Policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 and more generally to set forth HAJ's policies and procedures regarding domestic violence, dating violence, and stalking, as herinafter defined.

This Policy shall be applicable to the administration by HAJ of all federally subsidized public housing and Section 8 rental assistance under the United States housing Act of 1937. Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

The Policy has the following goals and objectives:

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

Exhibit 7.0: HOPE VI, Mixed-Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, PH Homeownership Programs, and Project Based Vouchers

HOPE VI / Choice Neighborhood Initiative:

The Authority is contemplating the submission of a HOPE VI / Choice Neighborhood Initiative application for the revitalization of the Desplaines Gardens (AMP 1) and City of Joliet river-front / downtown area – possibly within FY 2010 or FY 2011.

Mixed-Finance Modernization or Development:

It is anticipated the Authority may submit a Mixed-Finance Application to HUD for Development, depending on funding sources and unit composition; subsequent to master planning and/or approval of one or more of the following proposed projects:

- **Liberty Meadow Estates, Phase I** - In partnership with a private equity investor, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation developed a 74-unit LIHTC single family and duplex lease-to-own housing community. Construction was complete in March, 2010. The Housing Authority of Joliet is the Property Manager. No ACC units are involved in this project. Seventeen Project Based Vouchers have been committed by the Housing Authority of Joliet.
- **Transformation of Fairview Homes** (AMP 3) into a mixed-income, possibly mixed-use, community – Low-Income Housing Tax Credits, Illinois Affordable Housing Tax Credits, IHDA Trust Funds, City of Joliet and Will County HOME funds, Federal Home Loan Bank of Chicago Affordable Housing Program grant, HUD Risk Share Loan – Project Based Vouchers and/or ACC units mixed in to a lease-to-own community.
- **HOPE VI / Choice Neighborhood Initiative - Revitalization of Desplaines Gardens** (AMP 1) in combination with the City of Joliet's Revitalization Plan to create a Transportation HUB in Downtown Joliet. A new mixed-income community would be developed, offering a percentage of ACC units and/or PBV units.
- **Replacement Housing Plan in partnership with the City of Joliet** – Build America Bond Issue, HOME funds, and other private/public funding – to replace demolished affordable housing, in non-impacted areas of the City of Joliet.
- **Tower Place Supportive Living Facility** – In partnership with a local church, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation will act as co-developer and currently is seeking non-federal funds to develop a 50-unit affordable SLF – Medicaid Waivers through the State of Illinois have already been approved. Ten Project Based Vouchers have been committed by the Housing Authority of Joliet.
- **Liberty Meadow Estates, Phase II** - In partnership with a private equity investor, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation is the developer of a 42-unit LIHTC single family and duplex lease-to-own housing community. Construction is expected to begin by Spring, 2011. No ACC units are planned for this project, however; nine Project Based Vouchers have been committed by the Housing Authority of Joliet.
- **Liberty Meadow Estates, Phase III** - In partnership with a private equity investor, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation (WCHDC) will act as the developer of a 38-unit LIHTC single family and duplex lease-to-own housing community. Currently WCHDC seeks funding sources. Subsequent to successful financing, 2011/2012 construction is anticipated.

Demolition/Disposition:

Within the next five (5) years, the Authority hopes to have received approval for the demolition/disposition of its remaining two (2) family public housing sites – Fairview Homes (AMP 3) and Desplaines Gardens (AMP 1).

- The application for the Demolition/Disposition of Fairview Homes was uploaded to PIC on May 1, 2009. HUD approval is currently pending the outcome of a bond defeasance issue.

Conversion of Public Housing:

- The Authority is not currently planning to voluntarily converting public housing to vouchers. The proper applications will be submitted, should the Authority determine operations with vouchers more feasible.

PH Homeownership Programs:

- The Housing Authority of Joliet does not operate any public housing homeownership programs.

Project Based Vouchers:

- In 2005, five (5) project based vouchers were committed to assist the Braidwood Senior Housing project
- In 2006, seventeen (17) project based vouchers were committed to assist the Liberty Meadow Estates family Housing project
- In 2009, the Housing Authority of Joliet has pledged (pending financing and project approvals / closing / construction completion) project based vouchers for the following Will County area affordable housing projects:
 1. Nine (9) to Liberty Meadow Estates, Phase II, Joliet, IL
 2. Twenty-two (22) to McKenzie Falls Senior Apartments, Bolingbrook, IL
- In 2010 / 2011, the Authority has pledged / expects to pledge:
 1. Ten (10) to Prayer Tower SLF, Joliet, IL
 2. Ten (10) to the Revitalization of what is currently Fairview Homes, Joliet, IL
 3. Ten (10) to Hawthorne Lakes, Frankfort, IL
 4. Eight (8) to Liberty Meadow Estates, Phase III, Joliet, IL
 5. Approximately Twenty (20) to the Revitalization of what is currently Desplaines Gardens, Joliet, IL
 6. Approximately Twenty (20) to the Community Builders' University Park, IL housing project

Housing Authority of Joliet
First Increment RHF Plan

The Housing Authority of Joliet wishes to accumulate up to five (5) years of the First Increment of Replacement Housing Factor Funds. This will allow enough funding to either acquire or construct several new ACC units.

The five (5) RHF Grant Years the Authority requests to accumulate and have the obligation and expenditures dates delayed / reset are as follows:

IL06R024501-09	July, 2009	216,622.00
IL06R024501-10	July, 2010	216,622.00
IL06R024501-11	July, 2011	216,622.00
IL06R024501-12	July, 2012	216,622.00
IL06R024501-13	July, 2013	<u>216,622.00</u>
Accumulated Total \$		1,083,110.00

Consistent with 24 CFR 941, the Housing Authority of Joliet plans to either acquire or construct quality ACC units with the accumulated funds.

The Authority may seek financing opportunities through Fannie Mae or other institutions in order to speed up the acquisition / development of new housing by pledging the annual allocation of RHF as debt service.

It is estimated the Authority may be able to acquire or build approximately six (6) affordable homes for families at or below 80% AMI.

The Housing Authority of Joliet will revise and re-submit its RHF Plan should any projections change.

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB No. 2577-0226

**Expires
4/30/2011**

HA Name	Capital Funds Project Number	FFY of Approval
HOUSING AUTHORITY OF JOLIET (IL06-P024)	IL06-R024-50110	7/1/2010

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

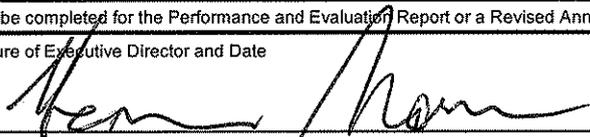
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$216,622.00	\$0.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$216,622.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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



3/24/2010

Mr. Henry Morris, Chief Executive Officer

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages

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

IL06-R024-50110
Housing Authority of Joliet

OMB No. 2577-0226
Expires 4/30/2011

Capital Fund Program - Replacement Housing Factor Funds: IL06-R024-50110

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
	1406 Operations	1406		\$0.00				
	1408 Management improvements	1408		\$0.00				
	1410 Administration	1410		\$0.00				
	1411 Audits	1411		\$0.00				
	1415 Liquidated Damages	1415		\$0.00				
	1430 Fees and Cost	1430		\$0.00				
	1440 SITE ACQUISITION	1440		\$0.00				
	1460 Dwelling Structures	1460		\$0.00				
	1465 Dwelling Equipment	1465		\$0.00				
	1485 DEMOLITION COSTS	1485		\$0.00				
	1495 RELOCATION COSTS	1495		\$0.00				
	1499 DEVELOPMENT ACTIVITIES	1499		\$216,622.00	SEE Preliminary RHF Plan			
	9001 DEBT SERVICE	9001		\$0.00				
	GRANT TOTAL			\$216,622.00				

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB No. 2577-0226

**Expires
4/30/2011**

HA Name	Capital Funds Project Number	FFY of Approval
HOUSING AUTHORITY OF JOLIET (IL06-P024)	IL06-R024-50109	7/1/2009

Original Annual Statement Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report

Revised Annual Statement/Revision
 Performance and Evaluation Report for Program Year Ending 2010

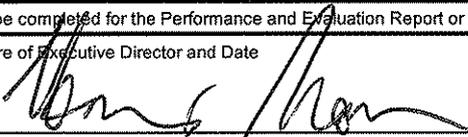
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$216,622.00	\$216,622.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$216,622.00	\$216,622.00	\$0.00	\$0.00
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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



3/24/2010

Mr. Henry Morris, Chief Executive Officer

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages

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

IL06-R024-50109
Housing Authority of Joliet
OMB No. 2577-0226

Expires
4/30/2011

Capital Fund Program - Replacement Housing Factor Funds: IL06-R024-50109

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
	1406 Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	1408 Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	1410 Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COSTS	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 DEVELOPMENT ACTIVITIES	1499		\$216,622.00	\$216,622.00	\$0.00	\$0.00	SEE Preliminary RHF Plan
	9001 DEBT SERVICE	9001		\$0.00	\$0.00	\$0.00	\$0.00	
	GRANT TOTAL			\$216,622.00	\$216,622.00	\$0.00	\$0.00	

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

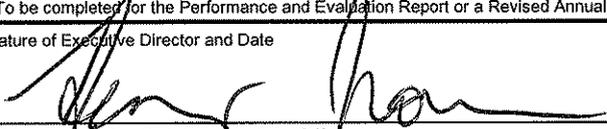
Expires 4/30/2011

Part I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)	Grant Type and Number CFP - IL06-P024-50110	FFY of Grant: 2010 FFY of Approval: 2010
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision
 Final Performance and Evaluation Report Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$400,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$80,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$20,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$150,000.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$26,514.86	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$200,000.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$50,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$100,000.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18 b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$533,720.14	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$1,770,235.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of line 21 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Signature of Executive Director and Date  Mr. Henry Morris, Chief Executive Officer	(2) To be completed for the Performance and Evaluation Report. Signature of Public Housing Director/Office of Native American Programs Administrator and Date
3/22/2010	

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
Expires 4/30/2011

Part II: Supporting Pages

Original Annual Statement

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number CFP - IL06-P024-50110		FFY of Grant: 2010			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated	Funds Expended	
PHA Wide	1406 Operations (may not exceed 20%)	1406	1	\$400,000.00				
	1408 Management Improvements	1408		\$80,000.00				
	1410 Administration (may not exceed 10%)	1410	3	\$200,000.00				
	1411 Audits	1411		\$0.00				
	1415 Liquidated Damages	1415		\$0.00				
	1430 Fees and Cost	1430	3	\$20,000.00				
	1440 SITE ACQUISITION	1440	2	\$150,000.00				
	1450 Site Improvements	1450		\$0.00				
	1460 Dwelling Structures	1460		\$0.00				
	1465.1 Dwelling Equipment	1465	6	\$10,000.00				
	1470 Non-Dwelling Structures	1470		\$0.00				
	1475 Non-Dwelling Equipment	1475	2	\$26,514.86				
	1485 Demolition of AMP 3	1485	168	\$200,000.00				
	1492 MTW	1492		\$0.00				
	1495 Relocation of AMP 3	1495	168	\$50,000.00				
	1499 Development Activities	1499		\$100,000.00				
	1501 Collateralization or Debt Service Paid by PHA	1501		\$0.00				
	9000 Collateralization or Debt Service Paid Via System of Direct Payment	9001		\$533,720.14				
1502 Contingency	1502		\$0.00					
PHA-Wide Total				\$1,770,235.00				
2010 CFP GRANT TOTAL				\$1,770,235.00				

Annual Statement /
 Performance and Evaluation Report
 Part III: Implementation Schedule

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

IL06-P024-50110
 Housing Authority of Joliet

Original Capital Fund Statement

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/30/2012			6/30/2013			

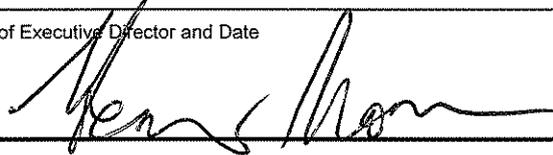
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

3/22/2010

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



Mr. Henry Morris
 Chief Executive Officer

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 I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)	Grant Type and Number CFP - IL06-P024-50109	FFY of Grant: 2009 FFY of Approval: 2009
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Original Annual Statement Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report

Revised Annual Statement/Revision #3 3/22/2010
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations (may not exceed 20% of line 20)	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
3	1408 Management Improvements	\$131,000.00	\$151,834.46	\$151,834.46	\$131,407.01
4	1410 Administration (may not exceed 10% of line 20)	\$199,729.86	\$199,729.86	\$199,729.86	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$20,000.00	\$7,353.57	\$7,353.57	\$141.96
8	1440 Site Acquisition	\$80,000.00	\$80,000.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$192,945.00	\$192,945.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$112,565.00	\$104,376.97	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$100,000.00	\$100,000.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$533,995.14	\$533,995.14	\$533,995.14	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$1,770,235.00	\$1,770,235.00	\$1,292,913.03	\$531,548.97
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$180,000.00	\$180,000.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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

Mr. Henry Morris, Chief Executive Officer

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

Expires 4/30/2011

Part II: Supporting Pages

P&E Report / Revision #3 - 3/22/2010

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number CFP - IL06-P024-50109		FFY of Grant: 2009			Status of Proposed Work
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Currently Revised	Funds Obligated	Funds Expended	
	1406 Operations (may not exceed 20%)	1406	1	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Complete
	1408 Management Improvements	1408		\$131,000.00	\$151,834.46	\$151,834.46	\$131,407.01	
	Resident Initiative - Case Mgmt & Tracking Software			\$61,225.00	\$61,225.00	\$61,225.00	\$61,225.00	Complete
	Pre-Development Planning & Misc			\$28,495.02	\$46,683.05	\$46,683.05	\$46,683.05	Complete
	Vacant Unit Turn-Around			\$25,786.00	\$25,786.00	\$25,786.00	\$8,071.20	In Progress
	COCC Expansion / Lunch-room remodel			\$15,493.98	\$18,140.41	\$18,140.41	\$15,427.76	In Progress
	1410 Administration (may not exceed 10%)	1410	5	\$199,729.86	\$199,729.86	\$199,729.86	\$0.00	In Progress
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430	3	\$20,000.00	\$7,353.57	\$7,353.57	\$141.96	In Progress
	1440 SITE ACQUISITION	1440	2	\$80,000.00	\$80,000.00	\$0.00	\$0.00	Investigating
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1465.1 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 Demolition of AMP 3	1485	168	\$112,565.00	\$104,376.97	\$0.00	\$0.00	Awaiting HUD Approval
	1492 MTW	1492		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 Relocation	1495	168	\$100,000.00	\$100,000.00	\$0.00	\$0.00	Awaiting HUD Approval
	1499 Development	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	1501 Collateralization or Debt Service Paid by PHA	1501		\$0.00	\$0.00	\$0.00	\$0.00	
	9000 Collateralization or Debt Service Paid Via System of Direct Payment	9001		\$533,995.14	\$533,995.14	\$533,995.14	\$0.00	Scheduled 8/10 & 2/11
	1502 Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	PHA-Wide Total			\$1,577,290.00	\$1,577,290.00	\$1,292,913.03	\$531,548.97	

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

Expires 4/30/2011

Part II: Supporting Pages

P&E Report / Revision #3 - 3/22/2010

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number CFP - IL06-P024-50109		FFY of Grant: 2009			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated	Funds Expended	
Senior Highrise Buildings								
AMP 4 John O. Homes	Jet Flushing Raiser - 401 & 419	1460	2	\$72,000.00	\$72,000.00	\$0.00	\$0.00	In Progress
AMP 4 Total				\$72,000.00	\$72,000.00	\$0.00	\$0.00	
AMP 6 John C. Murphy	Jet Flushing Raiser	1460	1	\$36,000.00	\$36,000.00	\$0.00	\$0.00	In Progress
AMP 6 Total				\$36,000.00	\$36,000.00	\$0.00	\$0.00	
AMP 7 John F. Kennedy	Jet Flushing Raiser	1460	1	\$36,000.00	\$36,000.00	\$0.00	\$0.00	In Progress
	Exterior Painting	1460	1	\$12,945.00	\$12,945.00	\$0.00	\$0.00	In Progress
AMP 7 Total				\$48,945.00	\$48,945.00	\$0.00	\$0.00	
AMP 8 Adlai Stevenson	Jet Flushing Raiser	1460	1	\$36,000.00	\$36,000.00	\$0.00	\$0.00	In Progress
	Exterior Painting	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
AMP 8 Total				\$36,000.00	\$36,000.00	\$0.00	\$0.00	
1460 Dwelling Structures TOTAL				\$192,945.00	\$192,945.00	\$0.00	\$0.00	
Central Office Cost Center								
Central Office Cost Center	Administrative Building Renovation - Parking Lot Expansion	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
COCC Total				\$0.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	
GRANT TOTAL				\$1,770,235.00	\$1,770,235.00	\$1,292,913.03	\$531,548.97	

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

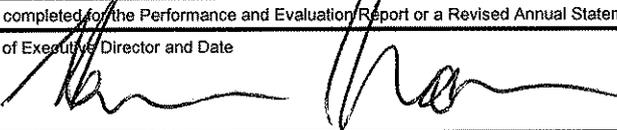
Part I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)	Grant Type and Number ARRA - IL06-S024-50109	FFY of Grant: 2009 FFY of Approval: 2009
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision # 1 - 3/23/2010
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$250,000.00	\$250,000.00	\$250,000.00	\$3,945.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,985,000.00	\$1,817,792.44	\$1,817,792.44	\$280,656.70
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$293,174.00	\$460,381.56	\$460,381.56	\$307,056.38
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18 b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$591,658.08
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of line 21 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$235,000.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

 3/24/2010
 Mr. Henry Morris, Chief Executive Officer

(2) To be completed for the Performance and Evaluation Report.

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

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
Expires 4/30/2011

Part II: Supporting Pages

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number ARRA - IL06-S024-50109		FFY of Grant: 2009			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated	Funds Expended	
PHA Wide	1406 Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	1408 Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	1410 Administration	1410	10%	\$250,000.00	\$250,000.00	\$250,000.00	\$3,945.00	In Progress
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures (SIGNAGE)	1460		\$0.00	\$880.81	\$880.81	\$880.81	Complete
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1490 Replacement Reserve	1490		\$0.00	\$0.00	\$0.00	\$0.00	
	1492 MTW	1492		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 Development	1499		\$0.00	\$0.00	\$0.00	\$0.00	
9001 Bond Debt Obligation	9001		\$0.00	\$0.00	\$0.00	\$0.00		
1502 Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00		
1460 Dwelling Structures		1460						
AMP 1 Desplaines Gardens	Roof Replacement at Senior Quads	1460	7	\$120,000.00	\$0.00	\$0.00	\$0.00	Not Needed
	AMP 1 Total			\$120,000.00	\$0.00	\$0.00	\$0.00	
AMP 4 401, 407, 411, 415, 419, & 420 N. Bluff	Trash Compactor Installation - 401 & 419	1460	2	\$230,000.00	\$194,800.00	\$194,800.00	\$10,184.20	In Progress
	Tuckpointing	1460	2	\$65,000.00	\$58,000.00	\$58,000.00	\$58,000.00	Complete
	Installation of Water Softener	1460	1	\$73,300.00	\$40,800.00	\$40,800.00	\$40,800.00	Complete
	Installation of Emergency Generators	1460	2	\$140,000.00	\$189,490.00	\$189,490.00	\$4,403.10	In Progress
	Roof Replacement at Townhomes	1460	4	\$60,000.00	\$0.00	\$0.00	\$0.00	Not Needed
AMP 4 Total				\$568,300.00	\$483,090.00	\$483,090.00	\$113,387.30	
AMP 5 N. Bluff	Tuckpointing	1460	1	\$37,500.00	\$29,000.00	\$29,000.00	\$29,000.00	Complete
	Installation of Water Softener	1460	1	\$41,650.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	AMP 5 Total				\$79,150.00	\$49,400.00	\$49,400.00	\$49,400.00
AMP 6 John C. Murphy	Installation of Heat Circulatory, Booster Pumps	1460	4	\$75,000.00	\$78,968.00	\$78,968.00	\$0.00	In Progress
	Tuckpointing	1460	1	\$37,500.00	\$0.00	\$0.00	\$0.00	Not Needed
	Installation of Water Softener	1460	1	\$41,750.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	Installation of Emergency Generators	1460	1	\$65,000.00	\$94,745.00	\$94,745.00	\$2,201.53	In Progress
	Upgrade Trash Compactors	1460	-	\$26,650.00	\$18,543.00	\$18,543.00	\$18,543.00	Complete
AMP 6 Total				\$245,900.00	\$212,656.00	\$212,656.00	\$41,144.53	

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
Expires 4/30/2011

Part II: Supporting Pages

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number ARRA - IL06-S024-50109		FFY of Grant: 2009			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated	Funds Expended	
AMP 7 Kennedy Terrace	Installation of Heat Circulatory, Booster Pumps	1460	1	\$40,000.00	\$78,966.00	\$78,966.00	\$0.00	In Progress
	Installation of Water Softener	1460	1	\$41,650.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	Installation of Emergency Generators	1460	1	\$65,000.00	\$94,745.00	\$94,745.00	\$2,201.53	In Progress
	Upgrade Trash Compactors	1460	1	\$26,675.00	\$16,756.00	\$16,756.00	\$16,756.00	Complete
	Installation of Stainless Steel Boiler Exhaust Piping	1460	1	\$20,000.00	\$16,117.50	\$16,117.50	\$0.00	In Progress
	Bathroom Remodel - Shower Stalls, Floor, Walls, Piping, Sink, Faucet	1460	173	\$296,000.00	\$301,084.91	\$301,084.91	\$0.00	In Progress
	AMP 7 Total				\$489,325.00	\$528,069.41	\$528,069.41	\$39,357.53
AMP 8 Stevenson Gardens	Installation of Heat Circulatory, Booster Pumps	1460	1	\$15,000.00	\$78,966.00	\$78,966.00	\$0.00	In Progress
	Installation of Water Softener	1460	1	\$41,650.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	Installation of Emergency Generators	1460	1	\$65,000.00	\$113,242.82	\$113,242.82	\$2,201.53	In Progress
	Upgrade Trash Compactors	1460	1	\$26,675.00	\$13,885.00	\$13,885.00	\$13,885.00	Complete
	Installation of Stainless Steel Boiler Exhaust Piping	1460	1	\$20,000.00	\$16,117.50	\$16,117.50	\$0.00	In Progress
	Bathroom Remodel - Shower Stalls, Floor, Walls, Piping, Sink, Faucet	1460	177	\$314,000.00	\$301,084.90	\$301,084.90	\$0.00	In Progress
	AMP 8 Total				\$482,325.00	\$543,696.22	\$543,696.22	\$36,486.53
1460 Dwelling Structures TOTAL			1460	\$1,985,000.00	\$1,817,792.44	\$1,817,792.44	\$280,656.70	
1470 Non-Dwelling Structures			1470					
AMP 1 Desplaines Gardens	Roof Replacement and Tower Tuckpointing at Felman Day Care Center	1470	1	\$70,000.00	\$141,448.00	\$141,448.00	\$103,952.70	In Progress
	AMP 1 Total				\$70,000.00	\$141,448.00	\$141,448.00	\$103,952.70
Central Office Cost Center	Administrative Building Renovation - New Roof, New HVAC, New Phone System, Main Floor Remodel, and Parking Lot Expansion	1470	1	\$223,174.00	\$318,933.56	\$318,933.56	\$203,103.68	In Progress
	COCC Total				\$223,174.00	\$318,933.56	\$318,933.56	\$203,103.68
1470 Non-Dwelling Structures TOTAL			1470	\$293,174.00	\$460,381.56	\$460,381.56	\$307,056.38	
GRANT TOTAL					\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$591,658.08

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB No. 2577-0226

Expires
4/30/2011

HA Name	Capital Funds Project Number	FFY of Approval
HOUSING AUTHORITY OF JOLIET (IL06-P024)	IL06-P024-50108	7/1/2008

Original Annual Statement Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report

Revised Annual Statement/Revision #3 - 3/20/2010

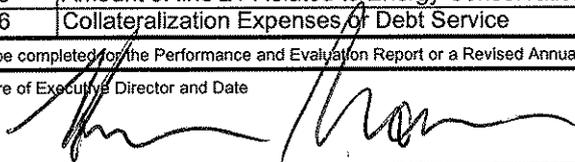
Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$408,000.00	\$408,000.00	\$408,000.00	\$408,000.00
3	1408 Management Improvements	\$98,715.36	\$250,338.89	\$250,338.89	\$105,791.24
4	1410 Administration	\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$20,000.00	\$44,627.57	\$44,627.57	\$28,838.37
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$429,304.00	\$483,755.79	\$483,755.79	\$483,755.79
11	1465.1 Dwelling Equipment - Nonexpendable	\$42,242.00	\$67,235.11	\$67,235.11	\$37,360.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$155,696.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$100,000.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$538,332.64	\$538,332.64	\$538,332.64	\$538,332.64
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$1,997,290.00	\$1,997,290.00	\$1,997,290.00	\$1,807,078.04
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses of Debt Service	\$538,332.64	\$538,332.64	\$538,332.64	\$538,332.64

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date



3/24/2010

Mr. Henry Morris, Chief Executive Officer

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

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages

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

IL06-P024-50108
Housing Authority of Joliet
OMB No. 2577-0226

Expires
4/30/2011

Capital Funds Program: IL06-P024-50108 Revision #3 3/20/2010

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	1406 Operations	1406	1	\$408,000.00	\$408,000.00	\$408,000.00	\$408,000.00	Complete
PHA Wide	1408 Management Improvements	1408						
	Resident Initiative Staff Salaries		1	\$45,000.00	\$143,413.89	\$143,413.89	\$45,000.00	In Progress
	Staff Training		1	\$5,000.00	\$10,000.00	\$10,000.00	\$0.00	In Progress
	Environmental Study AMP 3		1	\$0.00	\$1,975.00	\$1,975.00	\$1,975.00	Complete
	Pre-Development / Planning Consultants		3	\$28,715.36	\$50,000.00	\$50,000.00	\$38,866.24	In Progress
	Vacant Unit Turn-Around		10	\$0.00	\$25,000.00	\$25,000.00	\$0.00	In Progress
	Physical Needs Assessment		1	\$20,000.00	\$19,950.00	\$19,950.00	\$19,950.00	Complete
	Total Account 1408			\$98,715.36	\$250,338.89	\$250,338.89	\$105,791.24	
PHA Wide	1410 Administration	1410		\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00	Complete
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1430 Fees and Cost	1430						
	Misc. Fees & Costs			\$5,100.00	\$7,027.57	\$7,027.57	\$3,238.37	In Progress
	COCC Parking Lot expansion A&E			\$0.00	\$21,000.00	\$21,000.00	\$9,000.00	In Progress
	AMP 1 Water St Park Environmental Studies			\$14,900.00	\$16,600.00	\$16,600.00	\$16,600.00	Complete
	Total Account 1430			\$20,000.00	\$44,627.57	\$44,627.57	\$28,838.37	
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 Poole Gardens	1460 Dwelling Structures	1460						
	AMP 5 Modernization		1	\$0.00	\$46,013.79	\$46,013.79	\$46,013.79	Complete
	Digital Antenna - all highrises		5	\$28,922.00	\$28,922.00	\$28,922.00	\$28,922.00	Complete
	Exterior Wall Improvements - Joint Sealant		4	\$48,650.00	\$48,650.00	\$48,650.00	\$48,650.00	Complete
	AMP 4 - Install 2 exterior cameras			\$0.00	\$8,438.00	\$8,438.00	\$8,438.00	Complete
	Underground Demolition and Concrete Removal / Haul-Away at Poole Gardens				\$351,732.00	\$351,732.00	\$351,732.00	\$351,732.00
	Total Account 1460			\$429,304.00	\$483,755.79	\$483,755.79	\$483,755.79	
Senior Sites	1465 Dwelling Equipment	1465						
	Replacement of Appliances	1465		\$42,242.00	\$67,235.11	\$67,235.11	\$37,360.00	In Progress
	Total Account 1465			\$42,242.00	\$67,235.11	\$67,235.11	\$37,360.00	
AMP 3	1485 DEMOLITION COSTS	1485						
	Demolition of Fairview Homes or Desplaines Gardens (Amp 3 or Amp 1)	1485	168/122	\$155,696.00	\$0.00	\$0.00	\$0.00	Moved to another Budget
	Total Account 1460			\$155,696.00	\$0.00	\$0.00	\$0.00	

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages

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

IL06-P024-50108
Housing Authority of Joliet
OMB No. 2577-0226

Expires
4/30/2011

Capital Funds Program: IL06-P024-50108 Revision #3 3/20/2010

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
	1495 RELOCATION COSTS	1495						
AMP 3	Relocation of Residents - Amp 3	1495	168/122	\$100,000.00	\$0.00	\$0.00	\$0.00	Moved to another Budget
	Total Account 1495			\$100,000.00	\$0.00	\$0.00	\$0.00	
IL06-P024-003, 004, 005, 006	Illinois Capital Fund Bond Pool - Debt Service (Automatic HUD Debit)	9001	1	\$538,332.64	\$538,332.64	\$538,332.64	\$538,332.64	Complete
			GRANT TOTAL	\$1,997,290.00	\$1,997,290.00	\$1,997,290.00	\$1,807,078.04	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name HAJ COCC Central Office Cost Center	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
B.	Physical Improvements Subtotal	Annual Statement	0.00	50,000.00	000	0.00
C.	Management Improvements		80,000.00	80,000.00	80,000.00	80,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		200,000.00	200,000.00	200,000.00	200,000.00
F.	Site Acquisition		0.00	0.00	0.00	300,000.00
G.	Operations		200,000.00	200,000.00	400,000.00	400,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		6,031.05	6,031.05	6,031.05	6,031.05
K.	Total CFP Funds		486,031.05	536,031.05	686,031.05	986,031.05
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	1,770,225.00	486,031.05	536,031.05	686,031.05	986,031.05
Total Needs for Year (ALL AMPS)			2,058,995.15	1,976,745.15	2,005,995.15	2,044,995.15

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 1 Desplaines Gardens	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
B.	Physical Improvements Subtotal	Annual Statement	0.00	0.00	0.00	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	100,000.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	250,000.00	0.00	0.00
I.	Development		150,000.00	150,000.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		18,453.06	18,453.06	18,453.06	18,453.06
K.	Total CFP Funds		118,453.06	418,453.06	18,453.06	18,453.06
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	118,453.06	418,453.06	18,453.06	18,453.06

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 1 Desplaines Gardens	Quantity	Estimated Cost	Development Number/Name AMP 1 Desplaines Gardens	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Development Activities	1	150,000	Demolition of Desplaines Gardens (Not Quads or Joliet, Allen & Wallace)	122 units	250,000
Annual				Development Activities	1	150,000
Statement				Relocation of Desplaines Gardens Residents (Not Quads or Joliet, Allen & Wallace)	122 units	100,000
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$500,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2013		
	Development Number/Name AMP 1 Desplaines Gardens	Quantity	Estimated Cost	Development Number/Name AMP 1 Desplaines Gardens	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See			0.00			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$0.00

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 3 Fairview Homes	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
B.	Physical Improvements Subtotal	Annual Statement	0.00	0.00	0.00	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		250,000.00	0.00	0.00	0.00
I.	Development		150,000.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		400,000.00	0.00	0.00	0.00
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	400,000.00	0.00	0.00	0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 3 Fairview Homes	Quantity	Estimated Cost	Development Number/Name AMP 3 Fairview Homes	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Demolition of Fairview Homes	168	250,000			0.00
Annual	Development Activities	1	150,000			
Statement						
	Subtotal of Estimated Cost		\$400,000	Subtotal of Estimated Cost		\$0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 3 Fairview Homes	Quantity	Estimated Cost	Development Number/Name AMP 3 Fairview Homes	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See			0.00			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$0.00

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 4 John O. Holmes	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
B.	Physical Improvements Subtotal	Annual Statement	72,000.00	93,750.00	375,000.00	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		129,261.72	129,261.72	129,261.72	129,261.72
K.	Total CFP Funds		201,261.72	223,011.72	504,261.72	129,261.72
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	201,261.72	223,011.72	504,261.72	129,261.72

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 4 John O. Holmes	Quantity	Estimated Cost	Development Number/Name AMP 4 John O. Holmes	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Installation of Handrails in Hallways – 401 & 419 N. Bluff only	2 Bldgs	72,000	Interior Unit Painting	125 units	93,750
Annual Statement						
	Subtotal of Estimated Cost		\$72,000	Subtotal of Estimated Cost		\$93,750

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 4 John O. Holmes	Quantity	Estimated Cost	Development Number/Name AMP 4 John O. Holmes	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	Kitchen Upgrades & Re-design	125 units	375,000			0.00
Annual Statement						
	Subtotal of Estimated Cost		\$375,000	Subtotal of Estimated Cost		\$0.00

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 5 Heritage Place	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
B.	Physical Improvements Subtotal	Annual Statement	000	0.00	000	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		138,288.24	138,288.24	138,288.24	138,288.24
K.	Total CFP Funds		138,288.24	138,288.24	138,288.24	138,288.24
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	138,288.24	138,288.24	138,288.24	138,288.24

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 5 Heritage Place	Quantity	Estimated Cost	Development Number/Name AMP 5 Heritage Place	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See			0.00			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 5 Heritage Place	Quantity	Estimated Cost	Development Number/Name AMP 5 Heritage Place	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See			0.00			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 6 John C. Murphy	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
B.	Physical Improvements Subtotal	Annual Statement	141,000.00	0.00	417,000.00	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		81,109.24	81,109.24	81,109.24	81,109.24
K.	Total CFP Funds		222,109.24	81,109.24	498,109.24	81,109.24
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	222,109.24	81,109.24	498,109.24	81,109.24

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012– 6/30/2013 FFY 2012		
	Development Number/Name AMP 6 John C. Murphy General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 6 John C. Murphy General Description of Major Work Categories	Quantity	Estimated Cost
See	Installation of Hallway Handrails		36,000.00			0.00
Annual	Interior Unit Painting	139 units	105,000.00			
Statement						
	Subtotal of Estimated Cost		\$141,000.00	Subtotal of Estimated Cost		\$0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 6 John C. Murphy General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 6 John C. Murphy General Description of Major Work Categories	Quantity	Estimated Cost
See	Kitchen Upgrade & Re-design	139 units	417,000			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$417,000.00	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name AMP 7 John F. Kennedy	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
B.	Physical Improvements Subtotal	Annual Statement	166,000.00	519,000	000	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		80,032.37	80,032.37	80,032.37	80,032.37
K.	Total CFP Funds		246,032.37	599,032.37	80,032.37	80,032.37
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	246,032.37	599,032.37	80,032.37	80,032.37

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 7 John F. Kennedy General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 7 John F. Kennedy General Description of Major Work Categories	Quantity	Estimated Cost
See	Installation of Hallway Handrails		36,000.00	Kitchen Upgrade & Re-design	173 units	519,000
Annual	Interior Unit Painting	173units	130,000.00			
Statement						
	Subtotal of Estimated Cost		\$166,000.00	Subtotal of Estimated Cost		\$519,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 7 John F. Kennedy General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 7 John F. Kennedy General Description of Major Work Categories	Quantity	Estimated Cost
See			0.00			0.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
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
	AMP 8 Adlai Stevenson					
B.	Physical Improvements Subtotal	Annual Statement	136,000.00	0.00	000	531,000.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Relocation		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		80,819.47	80,819.47	80,819.47	80,819.47
K.	Total CFP Funds		216,819.47	80,819.47	80,819.47	611,819.47
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	0.00	216,819.47	80,819.47	80,819.47	611,819.47

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	Development Number/Name AMP 8 Adlai Stevenson General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 8 Adlai Stevenson General Description of Major Work Categories	Quantity	Estimated Cost
See	Installation of Hallway Handrails		36,000.00			0.00
Annual	Interior Unit Painting	177units	130,000.00			
Statement						
	Subtotal of Estimated Cost		\$136,000	Subtotal of Estimated Cost		\$0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 8 Adlai Stevenson General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 8 Adlai Stevenson General Description of Major Work Categories	Quantity	Estimated Cost
See			0.00	Kitchen Upgrade & Re-design	177 units	531,000.00
Annual						
Statement						
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		\$531,000.00

Exhibit 9.0

Housing Needs

Identify Needs of 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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	42		30
Extremely low income <=30% AMI	33	78.57	
Very low income (>30% but <=50% AMI)	8	19.05	
Low income (>50% but <80% AMI)	1	2.38	
Families with children	34	80.95	
Elderly families	1	2.38	
Families with Disabilities	7	16.67	
White	9	21.43	
Black	32	76.19	
Native American	0	0.00	
Hispanic	1	2.38	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <u>Closed Since March 4, 2010</u>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Statement: The Waiting List was open from March 1, 2010 to march 4, 2010. A total of 2,354 families registered. The applications have been mailed out and are currently being returned by registered families.

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	649		180
Extremely low income <=30% AMI	630	97.07	
Very low income (>30% but <=50% AMI)	3	0.46	
Low income (>50% but <80% AMI)	16	2.46	
Families with children	313	48.23	
Elderly families	70	10.78	
Families with Disabilities	170	26.19	
White	116	17.87	The Hispanic ethnicity is also reflected in the white and black family count
Black	518	79.81	
Native American	0	0	
Hispanic	15	2.31	
Asian	0	0	

Characteristics by Bedroom Size (Public Housing Only)

1BR	336	51.77	110
2 BR	190	29.27	30
3 BR	106	16.33	35
4 BR	14	2.15	5
5 BR	3	0.046	2
5+ BR	0	0	0

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

If yes: How long has it been closed (# of months)? **Closed December, 2009**

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

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Exhibit 10.0

Definition of Substantial Deviation

The Housing Authority of Joliet adopts the definition of “significant amendment” and “substantial deviation/modification” as provided in Notice PIH-99-51:

To be a significant amendment or substantial deviation/modification of the Agency Plan, one (1) or more of the following criteria must occur:

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

2010 Agency Plan

RESIDENT ADVISORY BOARD MEETINGS

March 26, 2010 at 8:00 AM

Ten (10) Residents and three (3) Staff Present - Resident Comments are listed below.

Residents in the Senior High-rises looking for cabinet replacements in their kitchens. Doors falling off and drawers falling in. Also suggested to have tile on the walls around the stoves.

HAJ Response: Kitchen Cabinet, Countertop Replacement and Back Splash installation is scheduled at each Senior High-rise within the next five (5) years – HAJ will try to get it done sooner rather than later.

Air conditioners need to be serviced.

HAJ Response: Will discuss with property managers and maintenance staff – perhaps include as part of a preventive maintenance program.

Asked about a painting program so after a certain amount of time, the apartment interiors can be painted - it is very hard for Seniors to paint and after residing in the same unit for a number of years, painting would help a lot.

HAJ Response: Will discuss with property managers and maintenance staff – perhaps bring back a cycle painting program. Included a budget for each Senior High-rise within the Capital Fund 5-year Plan for interior unit painting.

When residents have something installed in their units nobody comes back to check to make sure all is working well.

HAJ Response: Will discuss with property managers and maintenance staff – include this within the maintenance quality control program.

Family sites would like to have a live-in police officer.

HAJ Response: Will discuss with Management.

Seniors would like to have security all day and night they do not feel safe.

HAJ Response: Will discuss with Management.

Inside the unit bedroom door would like to have felt around door.

HAJ Response: Will discuss with property managers and maintenance staff to determine the policy / life-safety code – perhaps a work order should be issued.

THURSDAY, APRIL 8, 2010 at 10:00 AM

Five (5) Residents and three (3) Staff Present - Resident Comments are listed below.

Residents were glad to see the improvements requested at the last meeting are now included in the Five Year Capital Improvement Plan and that the concerns / suggestions voiced are current topics with Property Management / Maintenance at their sites.

More Security is needed at all sites – Senior buildings would like to have someone present at all times and would like more support from the Property Managers regarding getting the drug users out of the buildings and keeping the kids out of the building if they are not supervised.

HAJ Response: Will discuss with Management.

Residents would like a better Snow Removal Plan for the parking lots for next winter.

HAI Response: Will discuss with Management.

2010 Agency Plan Public Hearing

April 16, 2010 at 1:30 PM

No Residents or members of the Public present; three (3) Staff Present.

HOUSING AUTHORITY OF JOLIET RESIDENT ADVISORY BOARD 2010

Gloria Lewis, President
2200 Oneida, #406
Joliet, IL 60435

Esther Hill, Vice President
2200 Oneida, #616
Joliet, IL 60435

Edith Gathings, Secretary
2200 Oneida, #908
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Helen Brown, President
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Deborah Kyle, Vice President
102 Stryker Ave., #622
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Ethel Evans, Secretary
102 Stryker Ave., #318
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102 Stryker Ave., #711
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311 N. Ottawa, #603
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Tunisha Fuller, Vice President
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Meeting the Requirements of the State of Illinois Carbon Monoxide Detector Act

Housing Choice Voucher Program:

- October 30, 2006: Correspondence was issued to every program landlord regarding the Carbon Monoxide Detector Act, effective January 1, 2007. Said correspondence summarized the State of Illinois Carbon Monoxide Detector Act, attached a copy of the Act, and listed the Housing Authority of Joliet's requirement for compliance with the Act.
 - 'The Housing Authority of Joliet's Housing Quality Standard requirement for the Housing Choice Voucher Program will enforce a more stringent requirement: **At least one (1) carbon monoxide detector, in proper working condition, must be installed on every level of each dwelling unit, within fifteen (15) feet of rooms used for sleeping.**'
- Beginning October 30, 2006 the lack of carbon monoxide detectors was listed as an HQS deficiency on each inspection form, as applicable. ***The Housing Authority of Joliet treats missing or inoperable carbon monoxide detectors as an emergency health and safety issue – the same as a missing or inoperable smoke alarm – which must be corrected within twenty-four (24) hours.***

Public Housing Program:

- Pursuant to September 19, 2006 notification of the incoming State law, the Housing Authority of Joliet Maintenance Department ordered carbon monoxide detectors which were received and installed between the dates of October, 2006 and January, 2007.
 - The Public Housing Program has adopted the same requirement for carbon monoxide detectors as the Housing Choice Voucher Program: at least one (1) carbon monoxide detector, in proper working condition, must be installed on every level of each dwelling unit, within fifteen (15) feet of rooms used for sleeping. The Maintenance Department also installed a carbon monoxide detector on each level of each non-dwelling structure (i.e. administration building, community centers, maintenance shops, and warehouse).

The April, 2010 ACOP revision includes this excerpt on page 9-12; Quarterly Housekeeping Inspections:

Households that disengage smoke detectors are in non-compliance with the lease agreement and shall be placed on a twelve (12) month probation period. If another violation should occur with the household during the twelve (12) month probation period, the Property Manager shall initiate termination of tenancy.