

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The HACC will continue to accomplish its mission ideals through its goals and objectives:

- The HACC will continue to foster private and public partnerships in order to create new affordable housing opportunities. This will become increasingly critical as we continue to see market conditions adversely impacting families. We will work with the municipal, county and state governmental bodies in order to increase housing options for low income seniors, families with children, persons with disabilities, homeless families and veterans. These efforts will be channeled through the Housing Choice Voucher Program as well as the traditional Public Housing Program.
- The HACC recognizes education among landlord, tenants and municipalities is critical to improving and sustaining the quality of affordable housing. The HACC will continue to host quarterly landlord meetings. This initiative helps the HACC hold itself accountable as well as landlords and clients. Accountability among all stakeholders improves the quality of housing that HACC provides to low income families.
- The HACC will continue to work in partnership with its instrumentality – Turnstone Development, private developers to utilize Project Based Vouchers (“PBV”). The PBV Program coupled with our Mobility Counseling Program will facilitate our efforts to expand housing options for low income families in non-impact and job enriched communities.
- The HACC has created a resident service agency-wide function. This function will promote the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC will incorporate a self-sufficiency assessment tool as part of its annual recertification program for both the Public Housing and Housing Choice Voucher Programs. This will help the HACC develop the appropriate programs for clients and evaluate the effectiveness of the Program. The resident services function will also help the HACC improve its Section 3 Program as well.
- The HACC will develop an external communication function that will position the agency to become a more effective stakeholder within suburban Cook County. The HACC will continue to take proactive steps to educate the public on its programs and develop policies and programs that are conducive to the long-term sustainability of communities within suburban Cook County.
- The HACC will continue strengthening relationships with law enforcement agencies at all levels to address issues of crime that have long plagued the housing developments. The HACC is becoming more aggressive in removing non-compliant landlords and clients from the Programs that may help eradicate crime and drug activities at the public housing developments and units assisted through the Housing Choice Voucher Program. It is important that we protect the integrity of our Programs and help provide safe environments for all residents within suburban Cook County.
- The HACC will develop a prevention and intervention program for at risk youth in public housing developments. The HACC will work with local law enforcement to help develop and implement the program. This program will help to improve the quality of life of and provide assistance to at risk youth in our developments.
- The HACC will continue to improve efficiencies and accountability within the agency in order to position itself for success to modernize its housing stock in a cost effective manner, adapt to the asset management model for the public housing program, increase housing choice voucher utilization, and migrate families to self-sufficiency. The HACC will rely on private and public partnerships to carry out our mission and commitment to affordable housing in suburban Cook County.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan have been slightly revised since the last Annual Plan submission. These two documents are readily available to the public. The proposed changes to both documents are provide below:

Proposed Changes to the Admission and Continued Occupancy Policy		
Chapter	Page	Proposed Change
Table of Contents	Table of Contents	The page is completely missing and should be recreated
2	3	Deny admission to any applicant or assistance to any tenant on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual violence, or stalking, if the applicant or resident otherwise qualifies or assistance or admission
2	6	HACC will make an inquiry into an applicant's ability to meet the requirements of tenancy;
2	6	HACC will ask all applicants if the applicant is a current illegal drug abuser
2	6	HACC will make an inquiry to determine if an applicant qualifies for a dwelling legally available only to persons with a disability or to persons with a particular type of disability (such as a sensory equipped unit);
2	6	HACC will make an inquiry to determine if an applicant qualifies for a dwelling legally available only to persons with a disability or to persons with a particular type of disability (such as a sensory equipped unit);
2	6	HACC will make an inquiry to determine if an applicant qualifies for housing that is legally available on a priority basis to persons with disabilities or to persons with a particular disability. This means that HACC may ask applicants if they need units with accessible features
2	6	HACC will not ask if an applicant for a dwelling unit has a disability or if a person intending to reside in a dwelling or anyone associated with an applicant or resident has a disability, or

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2	6	Ask about the nature or extent or severity of a disability.
2	13	Add the following language "including but not limited to obtaining third party verifications. To show that a requested accommodation may be necessary there should be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability."
2	17	OBLIGATIONS OF ALL FAMILIES: "Notwithstanding the above, an applicant or tenant family who has a qualified member with a disability must be able to meet the essential obligations of tenancy in the HACC Residential Lease Agreement. If a qualified applicant or tenant family requests assistance with one of the essential obligations of tenancy, the HACC may, as a reasonable accommodation, make a referral to an individual or agency that can provide such assistance. The applicant or tenant family is not obligated to accept this service. However, if the essential obligations of tenancy cannot be met or a lease violation continues, the HACC may deny the applicant or terminate the lease of the tenant"
3	5	The definitional elements of a person with disabilities for the purpose of a reasonable accommodation are defined in Exhibit 2-1 at the end of Chapter 2
3	7	...45 consecutive days or less is considered temporarily absent and continues to be a family member. Generally an individual who is or is expected to be absent from the public housing unit for more than 45 consecutive days or 120 cumulative days in a calendar year is considered permanently absent and no longer a family member (Family member may request an extension based upon exigent circumstances or for a reasonable accommodation)
3	15	PAGE 15, TOOK OUT REFERENCES TO "ONE STRIKE" SINCE THIS LAW HAS BEEN SUPERCEDED, AND ADDED FOLLOWING LANGUAGE: "HACC abides by its mission to provide safe housing to its residents. For that reason, HACC adopts a policy..."
3	15	<i>Illegal drug</i> in the State of Illinois also means any (i) substance as defined and included in the Schedules of Article II of the Illinois Controlled Substances Act, (ii) any cannabis as defined in Section 3 of the Cannabis Control Act, or (iii) any drug as defined in paragraph (b) of Section 3 of the Pharmacy Practice Act which is obtained without a prescription or otherwise in violation of the law.(740 ILCS 120/12)
3	17	... or is subject to registration as a sex offender under a state registration requirement, such as the State of Illinois 10 year registration requirement, regardless of whether it is a lifetime registration requirement, the family will be denied assistance.
4	6	If Authority does not receive a response within 7 business days the applicant will forfeit the opportunity to apply for the offered unit but... (change all references to number of days from 15 days to 7 business days)
4	7	UPDATING WAIT LIST TIME: 30 DAYS FOR FIRST NOTICE THEN AN ADDITIONAL 10 BUSINESS DAYS ...
4	10-11	"...not later than 30 calendar days from the date of HACC's letter."
4	13	Emergencies, reasonable accommodation, administrative transfers and other health and safety issues
4	19-20	Removal of section as it is discussed in next chapter
4	20	9. In order to comply with HUD's leasing requirements, the HACC may move on to the next eligible responsive applicant when an applicant experiences repeated delays in attending scheduled meetings or in providing required documentation
4	20	10. "...Applicants who fail to attend one scheduled interview without HACC approval will have their applications made inactive based on the families failure to supply information needed to determine eligibility."
4	21	If HACC determines that the family is ineligible... will inform family of its right to request a hearing. Family must request an informal hearing in writing within 10 business days in accordance with Chapter 14.
4	23	Removal of section as it was discussed pages prior in ACOP.
4	23	c.) persons subject to the State of Illinois Sex Offender registration requirement of 10 years, whether they have registered or not
5	5	This is addressed in Ch 4
5	6	Add the following language: Applicants who accept a unit offer within 3 business days must take possession of the unit within 30 calendar days.
5	6	2. "the family will move to the bottom of the list, failure to appear at a second interview will result in removal from the list.
8	5	Residents must pay a security deposit at the time of admission to the unit in the amount of \$250.
8	8	Add the following: Tenants are required to have the following utilities turned on in the unity in which they occupy at all times which will be defined in the lease. Electricity for all units and Gas for family units in which the tenant is responsible for their own heat. Utilities must be in the name of an adult member of the household who is a party to the lease. Failure to maintain utilities will result in termination of tenancy.
8	13	"...Defects hazardous to life, health...(bullet item) Utilities HACC provides including hot water."
8	13	Emergency repairs could include Fire and the ACOP states HACC must offer the family standard accommodations. The HACC should be obligated to put a family in alternate housing temporarily until a cause is determined. If the investigation determines family negligence/cause, the HACC may move to terminate but must continue to assist the family. Fire terminations should be discussed in Chapter 13. HACC may move to terminate but must continue to assist the family. The family will be responsible for any damages deemed to have been caused as a result of the negligence of the family.
9	2	Anniversary date is defined as 12 months from the effective date of a family's initial program admission.
9	4	If the family is unable to provide any required documentation or information within 10 business days the family may request an additional 10 business day extension.
9	8-9	Remove pages they are duplicates of pages 4 & 5 of the same chapter
10	3	While HACC can impose reasonable policies for the health and safety of residents and preservation of property

		rights, the pet weight restrictions and pet deposit and other fees policies stated in the pet policies described in Parts II through IV of this chapter [24 CFR 5.303; 960.705] are specifically excluded from applying to assistance animals
10	3	TOOK OUT SECTION ON PAGE 3 FOR CARE AND HANDLING OF ASSISTANCE ANIMALS SINCE PET POLICY (EXCEPT FOR WEIGHT RESTRICTIONS AND PET DEPOSIT) IS APPLICABLE NOW
10	14	Remove page it is a duplicate of page 16 same chapter
10	17	HACC chooses to adopt a non-refundable nominal pet fee except in the case of service animals.
11	2	An individual may request a reasonable accommodation from the Community Service requirement in accordance with the policy on reasonable accommodation provided in Chapter 2. Verification of disability may be required.
11	3	Bullet point of Caring for the children.... Add language: "subject to a disclaimer agreement signed by the child's parent or guardian and the child's caregiver"
11	3	Remove any work at HACC statement.
11	4	Add language after last bullet point of :Provision of child care services to an individual.... "Subject to a disclaimer agreement signed by the child's parent or guardian and the child's caregiver"...
11	10	strike out all language and heading
11	11	Remove the statement.
11	11	Strike out language " If a disabled resident certifies..."
11	12	Strike them as they are repeating the information on page 3 same chapter.
11	12	take out bullet points
11	13	(bullet) Is working at least 20 hours per week.
11	15	Remove the statement.
12	7	Residents who are granted a tenant requested transfer are ineligible to move for 24 months.
12	8	The resident will bear all of the costs of transfer s/he requests. However in cases of documented financial hardship, administrative transfers (for HACC purposes) and reasonable accommodation costs may be borne by HACC
12	10	Transfers will be processed in the following order: 1. Emergency; 2. Reasonable Accommodation/Verified medical condition; 3. Transfer to make an accessible unit available; 4. Demolition, renovation, etc.; 5. Other HACC required transfers; 6. Verifiable employment related transfers; 7. Occupancy standards (over/under housed)
12	11	Add the following language: After a unit is accepted residents must move to the new unit within 30 calendar days.
12	12	Strike entire sentence
13	12	...An extended period is defined as any period greater than 15 calendar days. If a family is absent from the public housing unit for more than 45 consecutive days or 90 cumulative days within a 12-month period...HACC will terminate the lease for other good cause.
13	18	The tenant must request a grievance hearing in writing within 10 business days of HACC's notice. Failure to request a grievance hearing will forfeit the tenant's right to the grievance hearing however the tenant may still pursue the matter in court.
16	10	...If the family is unable to repay the debt within 30 days, HACC may offer to enter into a repayment agreement in accordance with the policies below.

Proposed Changes to the Housing Choice Voucher Program Administrative Plan			
Chapter	Page	Topic	Proposed Change
2	16	Reasonable Accommodation	Inclusion that the HACC cannot make an accommodation if it would violate a Federal regulation
7	131	Use of HUD's Enterprise Income Verification System (EIV)	Remove the "when available" and "when the HACC" language Insert the language about the components of the EIV system before the introduction of the policies
7	133	Third-Party Written and Oral Verification	Remove the word "unsuccessful" from the number of attempts required before using another form of verification
7	134	Third-Party Written and Oral Verification	Create a New Sub-Heading: EIV Verification If there is no discrepancy between the EIV reported wage source and the family reported wage source, the HACC will use the family-provided check stubs
7	145	Zero Annual Income Status	The HACC will schedule an interim reexamination every ninety (90) days for families reporting zero (0) income
9	176	Requesting Tenancy Approval	Add Bullets to the Documents Required: <ul style="list-style-type: none"> • Copy of the Payment and Ownership Declaration Form, signed by the owner • A W-9 form • Copy of the Social Security Card and/or IRS Tax Identification letter • Proof of Ownership-Deed or Title Insurance Policy • Management Agreement (if applicable)
10	188	Moving Papers	The HACC requires a written notice prior to the moving papers being issued.
13	233	Legal Ownership of a Unit	No tenancy will be approved without a copy of the Deed or Title Insurance policy outlining legal ownership. If a Deed or Title Insurance policy are not available, the HACC will accept a tax bill or HUD-1 form as proof of ownership following verification with the Office of the Recorder by an authorized HACC staff member. In the event that the property is included in a Trust, the HACC will require a copy of the trust agreement or other legal documentation identifying the ownership of the property. In the event that a third party is designated as the Payee, the HACC will require a Management

			Agreement signed by the Owner.
16	286	Repayment Policy	In reference to family debts, the HACC may offer to enter into a repayment agreement in accordance with the policies
16	287	Repayment Agreement Guidelines- Payment Thresholds	The HACC will not enter into a repayment agreement for amounts in excess of \$3,000. If the amount owed to the PHA is over \$3,000, the family or owner must pay the excess amount before a repayment agreement will be entered.
16	287	Repayment Agreement	Amounts between \$2,000 and \$3,000 must be repaid in 36 months
16	288	Repayment Agreement Guidelines-No Offer of Repayment	The HACC may choose not to enter into a repayment agreement if the family or owner previously had a repayment agreement for similar circumstances or other fraudulent activity.
16	288	Repayment Agreement Guidelines	<p>New Bullet: <i>Debts Owed to Public Housing Agencies and Terminations</i> The EIV system contains a national repository of families that owe a debt to a PHA and/or have been terminated from a federally assisted housing program, available online for all PHAs to access during the time of application for rental assistance.</p> <p>PHAs may deny admission to a program if the family is not suitable for tenancy for (but not limited to) such reasons as unacceptable past performance in meeting financial obligations, history of criminal activity, eviction from federally assisted housing in the last five years, family has committed fraud, bribery or any other corrupt or criminal act in connection with a federal housing program or if a family currently owes rent or other amounts to the PHA or to another PHA in connection with a federally assisted housing program under US Housing Act of 1937[24 CRF 982.552].</p>

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

The public may obtain copies of the 5-Year and Annual PHA Plan at the HACC's website, www.thehacc.org, our main office, 175 West Jackson Blvd., Chicago, IL 60616, and the 22 property management offices.

PHA Plan Elements. (24 CFR 903.7)

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

The Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan have been revised since the last submittal; the changes are summarized above.

2. Financial Resources (See Attachment IL025v02b).

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Board approved Flat Rent Schedule for Low Income Public Housing (See Attachment IL025v02c) and 2009 Payment Standards/Fair Market Rents for the Housing Choice Voucher Program for Cook County (See Attachment IL025v02d).

- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- No changes to this section. Updated Executive Management Organizational Chart (See Attachment IL025v02e).
- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- No changes to this section.
- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
- Received Elderly Designation, as follows:**
Golden Towers I (IL025-09) 65 Units – Approved 4/6/2009
Golden Towers II (IL025-22) 57 Units – Approved 4/6/2009
Edward Brown (IL025-08) 68 Units – Approved 4/6/2009
Turlington West (IL025-24) 149 Units – Approved 4/6/2009
Park Forest – Juniper Towers(IL025-13) 105 Units – Approved 4/6/2009
Franklin Park (IL025-18) Units – 125 Units - Approved 4/6/2009;
Riverdale (IL025-100) Units -35 Units – Submitted August 10, 2010 (verbal approval given).
- 7. Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).
- Community Service Policy (See Attachment IL025v01k)
- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
- The Authority's Board of Commissioners adopted a Public Safety Policy at the May, 2009 Board Meeting (See Attachment IL025v02f).
- 9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
- Pet Policy (See Attachment IL025v02g).
- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
- 11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
- HACC's Auditors are in the process of finalizing the Audit for FY 03/31/2009. Attached is a letter from the Executive Director, requesting an extension to the Annual Audit for Fiscal Year 03/31/09, until June 28, 2010. HACC will send a final Plan immediately upon completion of the Audit for FY ending 03/31/09.
- 12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
- No changes to this section
- 13. Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.
- See Violence Against Women Act Notification (Attachment IL025v01i)

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

HOPE VI – The HACC has not received a HOPE VI Revitalization grant, however, plans to apply for the grant for the following properties:

- IL025-01 Daniel Bergen
- IL025-02 John Mackler
- IL025-04 Richard Flowers Homes
- IL025-05 Sunrise Apartments
- IL025-07 Vera L. Yates Homes
- IL025-12 Edward Willett Homes

Mixed Finance Modernization or Development – The HACC has the following activities planned:

- IL025-19 June R. Perlman – HACC will explore development opportunities and position itself for possible tax credit funds for a 101 unit development.
- IL025-24 Turlington West – HACC will explore development opportunities and position itself for possible tax credit funds for a 150 unit senior building.
- IL025-03 Robert J. Allison Homes – HACC will start construction of a 60-70 unit Senior building on the site.
- HACC commenced construction on a development opportunity with its instrumentality, Turnstone, for the rehabilitation of a currently vacant 50-unit senior building in Riverdale, Illinois. This project is funded from the American Recovery and Reinvestment Act (ARRA) Formula Grant; 35 units will be public housing and 17 will be Project Based Voucher (PBV).

7.0

Demolition and/or Disposition – The HACC received approval on 12/12/2008 for the demolition of the Robert J. Allison Homes (IL025-03). The Agency will work with the residents to get them relocated to suitable housing. The HACC also submitted demolition/disposition applications in October of 2009 for the demolition of Celina Blake Homes and Edward Willett Homes. In addition, the HACC plans to submit a demolition application for the following properties during the plan year:

- IL025-06 Celina Blake Homes
- IL025-12 Edward Willett Homes

Conversion of Public Housing – The HACC is considering the conversion of Public Housing developments that are economically challenged in the following areas:

- 100 Units in Richard Flowers (IL025-04)
- 100 Units in Vera Yates (IL025-07)
- 30 Units in Turlington West (IL025-24)
- 25 Units in Franklin Park (IL025-18)

Home Ownership Programs – The HACC doesn't administer a Homeownership program for Low Income Public Housing. The HACC currently has 25 families participating in the Housing Choice Voucher Program Home Ownership Program. This program is expected to grow to 50 families by the end of the plan year. The Agency will establish homeownership workshops as required by HUD. Please see attachment IL025v02j for a complete overview of the program.

Project Based Vouchers (PBV) – The HACC administers PBV at the following properties:

- Whistler Crossing aka Pacesetter – 24 PBV
- Wisdom Village Senior Residences – 14 PBV

The HACC issued an RFP to solicit interest in converting up to 500 vouchers to project-based assistance. Project-basing is consistent with the Agency Plan because it encourages new development of affordable housing, and prevents the loss of affordable housing in other cases as well.

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

(See Attachment IL025v02k)

8.2

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

(See Attachment IL025v02l)

8.3

Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

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

Consistent with the Consolidated Plan of Cook County, there is a demonstrated need for affordable housing. In Cook County, very low-income households are defined as households at or below 30.0% of the Area Median Income (AMI). Thirty percent (30.0%) of the AMI in 2000 was \$15,000 for a household of two, \$17,750 for a household of three, and \$19,750 for a household of four. Low-income households are defined as households with income at or below 50% of the AMI. Fifty percent (50%) of AMI in 2000 was \$26,300 for a household of two, \$29,600 for a household of three, and \$32,900 for a household of four. Concentrations of very low-income and low-income households are found largely in the South and West Regions of Suburbia Cook County. The need for good quality affordable housing is high. According to recent inspection results from our HCV inspection process; many properties located in the South and West Region do not pass an initial HQS inspection. There is also an inadequate supply of affordable housing in the North and Northwest Regions of Cook County. This leads to a great need for affordable housing in the North and Northwest Regions of Cook County.

Waiting Lists:

The HACC currently has a Section 8 Waiting List comprising of approximately 15,529 households. HACC does not anticipate opening the wait list for Section 8 during FY2010.

As of November, 2009, there were a total of 790 households on the public housing waiting list. The public housing wait list opened in December 1, 2009, and applications are being received and uploaded. The public housing wait list will close on January 29, 2010.

9.0

Housing Needs of Families on the Public Housing Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	790		20%
Extremely low income <=30% AMI	688	87.09%	
Very low income (>30% but <=50% AMI)	70	8.86%	
Low income (>50% but <80% AMI)	32	4.05%	
Families with children	292	36.96%	
Elderly families	211	26.71%	
Families with Disabilities	335	42.41%	
Race/ethnicity B	502	63.54%	
Race/ethnicity W	244	30.89%	
Race/ethnicity H	35	4.43%	
Race/ethnicity O	9	1.14%	
Characteristics by Bedroom Size			
1BR	355	44.94%	
2 BR	267	33.80%	
3 BR	152	19.24%	
4 BR	15	1.90%	
5 BR	1	0.13%	
5+ BR	0	0%	

Housing Needs of Families on the Section 8 Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total*	15,249		5%
Extremely low income <=30% AMI	2,788	90.23%	
Very low income (>30% but <=50% AMI)	181	5.86%	
Low income (>50% but <80% AMI)	121	3.91%	
Families with children	1,473	47.67%	
Elderly families	333	10.78%	
Families with Disabilities	250	8.09%	
Race/ethnicity W	247	7.99%	
Race/ethnicity B	1,768	57.22%	
Race/ethnicity H	46	1.49%	
Race/ethnicity O	1,029	33.30%	
<i>*In 2010, HACC will update its Section 8 wait-list with more complete information. At that time, the demographics will be updated to better reflect the actual characteristics of the applicants. We currently have demographic information on 3,090 families on our waitlist.</i>			
Characteristics by Bedroom Size			
1BR	1797	58.16%	
2 BR	509	16.47%	
3 BR	500	16.18%	
4 BR	116	3.75%	
5 BR	165	5.34%	
5+ BR	3	0.10%	

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.</p> <p>The HACC will continue to increase voucher utilization by housing applicants from the Section 8 Waiting List as well as issue an RFP to solicit interest in converting up to 500 vouchers to project-based assistance. Plans are to lease-up to 100% of the voucher capacity for the Agency (12,359). The HACC is also pursuing development/acquisition of additional affordable housing by leveraging tax credits and other means to address the overall shortage of affordable housing in Suburban Cook County.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>PHA Goal: Expand the supply of assisted housing:</p> <p>Section 8: The HACC recognizes the critical need to foster private and public partnerships in order to create new opportunities as we see shrinkage in the availability of funding to support affordable housing for low income families, seniors, and persons with disabilities, homeless families and veterans. The HACC and its development instrumentality – Turnstone Development are currently working municipalities within its jurisdiction, the Illinois Housing Development Authority, the County of Cook, community based organizations, and lenders to implement several affordable housing initiatives. The HACC has utilized Project Based Vouchers to help leverage funds for the construction of 140 affordable family units in Riverdale, Illinois. The Authority issued a Request for Qualifications to develop a short list of development teams interested in utilizing Project Based Vouchers to leverage construction funds for new and existing affordable units. The Authority has committed over 200 Project Based Vouchers in order to help leverage funds to construct 200 affordable senior units within three (3) distinct communities. These 200 units are expected to start coming on line in 2010. As we face an unprecedented foreclosure rate, the HACC is currently developing a "Housing Choice Voucher Receivership Program" in an effort to keep Housing Choice Vouchers clients in units that are in foreclosures. It is projected that this Program may potentially keep over 100 families in place.</p> <p>Public Housing: Public Housing Authorities throughout the country are challenged in their efforts to create affordable housing opportunities for non-elderly families in non-impacted areas. HACC continues to work with community stakeholders in order to remove perceptions that have historically discouraged residents from welcoming affordable housing initiatives within their communities. Due to these constraints and the high cost of land, the Authority will first look to build new units on land that it owns in Chicago Heights, Illinois and Ford Heights, Illinois. The HACC will utilize its public and private partnerships to identify opportunities to increase its public housing stock in job-enriched communities where HACC currently does not have a presence. The HACC is currently working with Cook County Department of Planning and Development and lending institutions to explore the feasibility of acquiring bank foreclosed/owned properties.</p> <p>PHA Goal: Improve the quality of assisted housing:</p> <p>Section 8: The HACC recognizes education among landlord, tenants and municipalities are critical to improving and sustaining the quality of affordable housing. The Authority instituted a policy to host at least four (4) landlord forums each quarter – two (2) for the north region and two (2) for the south region. The first series of forums were held in August, 2008. At the forums, staff discusses changes in relevant agency and HUD policies and procedures and address concerns expressed by landlords. Landlords are encouraged to complete Landlord Survey Forms in order to help HACC improve the Section 8 Program. The Authority has created an external affairs function that is responsible for working with local police departments and elected officials to help hold landlords and clients accountable. This collaboration allows the HACC and municipalities to identify ways that absentee landlords can maintain the physical and social conditions of their properties at an acceptable standard. Also, the HACC collaborates with the police departments to help remove non-compliant clients from the program. The HACC feels that these initiatives will help improve the physical and social conditions of communities within its jurisdiction. As more resources become available, the HACC will implement policy to conduct random samples of criminal background checks each year.</p> <p>Face-to-face annual recertification briefings will continue and HACC will expand the topics of discussions in those briefings. HACC also launched its first quarterly newsletter for the Program which educates both clients and landlords on various aspects of the Program.</p> <p>Public Housing: The HACC has completed the viability assessment of its current housing stock. The assessment included an evaluation of both the physical conditions of the building and other factors that impact the social viability of the communities. The assessment concluded that the seniors units are in sound condition and located within viable communities. However, the family units are in need of substantial physical improvements and are located in crime-plagued and drug-infested communities. The HACC deems it prudent to identify one senior building each year and develop a modernization program utilizing a mixed-finance approach. The HACC intends to submit the first tax credit application in 2010 for one of HACC- owned properties in the north region. The HACC is the process of exploring the possibility of modernizing units in the Ford Heights and Chicago Heights communities. HACC has restructured its property management functions and implemented an aggressive training and certification program in order to upgrade management and custodian staff to a high level of professionalism. The HACC has developed a Memorandum of Understanding between HACC and Tenant Council Organizations. The HACC will encourage the creation of a tenant council organization at each site. To date, the HACC has entered into 5 MOU's with Tenant Council Organizations. These partnerships will help HACC in its effort to provide quality housing for its residents. HACC is also in the process of drafting its first newsletter for the Program. The newsletter will educate clients on various aspects of the Program. Residents are encouraged to complete the Resident Survey Forms that HACC will use to help improve the Program.</p>

PHA Goals: Increase assisted housing choices:

The HACC will continue to work in partnership with its instrumentality – Turnstone Development, private developers, the Illinois Housing Development Authority, the County of Cook, municipalities and other stakeholders in an effort to meet the goals to end homelessness, increase housing options for homeless and disabled veterans, elderly families and families with children. The Authority will continue to utilize project based vouchers to help leverage funds to construct new units or rehabilitate existing units via low income housing tax credits. The HACC will work with County of Cook to identify affordable housing opportunities that can be funded with the County of Cook’s allocation of Neighborhood Stabilization Funds. The HACC will work with those communities that are required to create affordable housing pursuant to the Illinois Affordable Housing Appeal Act. The HACC will continue to strength its Mobility Program.

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

Section 8: The HACC has created a resident service agency-wide function. This function promotes the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC is currently looking for ways to link families to networks that provide life skill coaching, job training, job placement, etc. The HACC will continue to work with agencies such as Age Options, Healing Hands and other organizations that provide on-site services to elderly families. The Authority will incorporate a self-sufficiency assessment tool as part of its annual recertification program. This will help HACC develop the appropriate program for clients and evaluate the effectiveness of the Program.

Public Housing: The HACC has created a resident service agency-wide function. This function promotes the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC is currently looking for ways to link families to networks that provide life skill coaching, job training, job placement, etc. This is critical for public housing families considering that we have a large number of families with zero income. The HACC will continue to work with agencies such as Age Options, Healing Hands and other organizations that provide on-site services to elderly families. The Authority will incorporate a self-sufficiency assessment tool as part of its annual recertification program. This will help HACC develop the appropriate program for clients and evaluate the effectiveness of the Program.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing:

The HACC will continue to build its internal infrastructure so that it is well positioned to be an effective stakeholder within suburban Cook County. The HACC will continue to take proactive steps to educate the public on its programs and develop policies and programs that are conducive to the long-term sustainability of communities within suburban Cook County. The HACC will continue to work with residents and organizations to ensure that low income families have adequate access to decent, safe and affordable housing and that all communities within Cook County are well diversified.

PHA Goal: Provide improved living environment:

A more strategic and comprehensive communication strategy will assist HACC in its overall efforts to improve the living environment for current and prospective clients. The HACC has begun strengthening relationships with law enforcement agencies at all levels to address issues of crime that have long plagued the housing developments. HACC has entered into a Memorandum of Understanding with the Cook County Sheriff Police Department to patrol its family developments. The HACC will implement a policy to select a random sample of clients for criminal background checks each year for both the Section 8 and Public Housing Programs. The HACC is currently conducting monthly meetings with law enforcement agencies and municipalities in an effort to hold landlords and clients more accountable. The HACC is becoming more aggressive in removing non-compliant landlords and clients from the Programs.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

The HACC considers any significant change to the HCV Administrative Plan or the ACOP that would change the rent, admissions policies, or pet policies, as significant amendment or substantial deviation/modification. Any change with regard to additional demolition or disposition, designation, or conversion activities not contemplated in this plan would be constituted as a significant amendment.

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

N/A

11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. 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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

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

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

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

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

2. Statement of Financial Resources- Revised on 5/6/10

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY2010)		
• Public Housing Operating Fund	\$7,264,501	
• Capital Fund Program (CFP)	\$3,501,532	
• Annual Contributions for Section 8 Tenant-Based Assistance	\$111,759,805	
• American Recovery and Reinvestment Act (ARRA) Formula Grant	\$12,865,614	
2. Other Federal Grants		
• Shelter Plus Care – Vital Bridges	\$400,920	Section 8 Supportive Services
• Shelter Plus Care –Community Response	\$143,520	Section 8 Supportive Services
3. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Fund Program	2,951,532	LIPH Capital Improvements
2008 Capital Fund Program	2,710,382	LIPH Capital Improvements
2007 Capital Fund Program	0	LIPH Capital Improvements
2006 Capital Fund Program	0	LIPH Capital Improvements
2008 Replacement Housing Factor	230,156	LIPH Capital Improvements
2007 Replacement Housing Factor	0	LIPH Capital Improvements
2006 Replacement Housing Factor	0	LIPH Capital Improvements
4. Public Housing Dwelling Rental Income	\$4,266,939	Public Housing Operations
Total resources	\$146,094,901	

RESOLUTION NO. 2009 - HACC - 16

A Resolution – Authorizing the Housing Authority of the County of Cook (HACC) to Adopt the Illinois Housing Development Authority (IHDA's) Low Income Housing Tax Credit Rent Schedule as HACC's Flat Rent for the Low-Income Public Housing (LIPH) program

WHEREAS, the HACC is required by HUD regulations to establish a Flat Rent Schedule for its LIPH Program; and

WHEREAS, the HACC received an audit finding for its failure to adhere to this requirement during the 2006 Tier Audit conducted by HUD; and

WHEREAS, the HACC commissioned a rent study that was performed by (AMS) American Marketing Services; and

WHEREAS, the rent study analyzed rents throughout suburban Cook County including those communities where HACC's owns and operates Low Income Public Housing (LIPH) units; and

WHEREAS, the rent study concluded that market rate rents within suburban Cook County communities, are comparable to IHDA's Low Income Housing Tax Credit (LIHTC) rents at 60% - 80% of Area Median Income (AMI); and

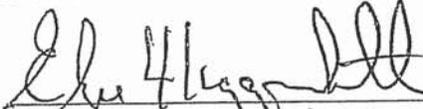
WHEREAS, the HACC deems it prudent to adopt IHDA's LIHTC Rent Schedule at 60% of area median income for the Low Income Housing Program Flat rent Schedule; and

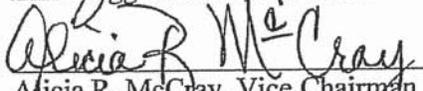
WHEREAS, this policy will help HACC satisfy the leasing requirements when it uses LIHTC's to finance the redevelopment and modernization of its various site; and

WHEREAS, HACC will change the Flat Rent Schedule when IHDA adopts new LIHTC rents from time to time; and

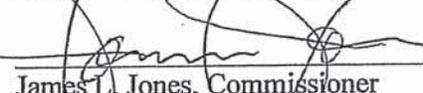
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Cook:

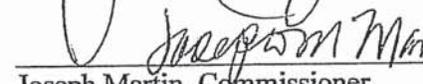
THAT, on this 12th day of March 2009, the Board of Commissioners of the Housing Authority of the County of Cook shall approve the adoption of IHDA's LIHTC Flat Rent Schedule at 60% of AMI as HACC's Flat Rent Schedule for the LIHP Program.

By:  Date: March 12, 2009
Elzie McGinbottom, Chairman

By:  Date: March 12, 2009
Alicia R. McCray, Vice Chairman

By:  Date: March 12, 2009
Karen R. Chavers, Treasurer

By:  Date: March 12, 2009
James L. Jones, Commissioner

By:  Date: March 12, 2009
Joseph Martin, Commissioner

SUMMARY

Authorizing the Housing Authority of the County of Cook (HACC) to Adopt the Illinois Housing Development Authority's (IHDA's) Low Income Housing Tax Credit Rent Schedule as HACC's Flat Rent for the Low-Income Public Housing (LIPH) program

During the 206 HUD Tier One audit, HUD cited HACC for failing to establish a flat rent schedule for the LIPH units.

HAC retained AMS to complete a rent study for Suburban Cook County. The results from the study concluded that the market rents for Suburban Cook County are close to the IHDA tax credit rent levels at 60% which is also in line with the income guidelines for the LIPH program.

HACC deems it prudent to establish the flat rent schedule consistent with IHDA's tax credit rents. The flat rents will be changed as IHDA update the schedule from time to time.

HOUSING AUTHORITY OF THE COUNTY OF COOK

Low-Rent Housing Demographics

Flat Rent Schedule

Development No.	Project Name	Location	*EIOF	Total Units	Family Units	Elderly Units	Custodian Units	No. Of Bldgs.	No. Of Stories	0 BRS	1 BRS	2 BRS	3 BRS	4 BRS	5 BRS
25-01	Daniel P. Beagon Homes	Chicago Heights	03/1953	15	15			3	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-02	John Mueller Homes	Chicago Heights	06/1954	37	37			9	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-03	Robert L. Allison Homes	Summit	06/1954	35	35			7	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-04	Richard Foxweis Homes	Robbins	06/1955	100	100			25	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-05	Samuel Apartments	Chicago Heights	09/1962	120	120			21	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-06	Celina Blake Homes	Ford Heights	12/1960	100	100			26	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-07	Vera L. Vance Homes	Ford Heights	12/1967	116	116			36	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-08	Edward Brown Apartments	Robbins	03/1966	73		72	1	1	7	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-09	Golden Towers I	Chicago Heights	03/1972	70		69	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-11	Hamington Apartments	Sites	09/1968	127		126	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-12	Edward Willet Homes	Robbins	12/1971	100	100			12	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-13	Imperial Towers	Park Forest	12/1971	106		105	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-15	King Apartments	Skokie	06/1972	127		126	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-18	Franklin Apartments	Franklin Park	03/1976	126		125	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-19	Jane R. Feilman Apts	Evanston	12/1978	101		100	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-20	Henrich House	Des Plaines	09/1975	129		128	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-22	Golden Towers II	Chicago Heights	09/1976	57		56	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-23	Albert Crowlke House	Arlington Heights	3/79	119		118	1	1	6	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-24	Farrington West Apts	Harvey	03/1979	150		149	1	1	14	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-29	Scattered Sites	Evanston	12/1984	19	19			7	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-30	Wheeling Tower	Wheeling	06/1983	100		99	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-31	Victor L. Wolfink Apts	Evanston	12/1984	100		99	1	1	5	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-98	Scattered Sites	Evanston	12/1978	26	26			16		\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25-99	Scattered Sites	Wheeling	12/1985	13	13			4	3	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
TOTALS				2066	681	1372	13	179	137						

HACC has adopted IHDA's tax credit rents. These rents are within the levels identified in AMS Rent Study (February 19, 2009)

RESOLUTION NO. 2009-HACC-31

A Resolution – Authorizing the adoption of the Revised 2009 Payment Standards/Fair Market Rents for the Housing Choice Voucher (HCV) Program as required by the United States Department of Housing and Urban Development (HUD)

WHEREAS, the Housing Authority of the County of Cook (HACC) from time to time is required to conduct rent studies to support the establishment of payment standards used in connection with the Housing Choice Voucher (HCV) Program in accordance with 24 CFR 985.103; and

WHEREAS, HACC engaged American Marketing Services on September 24, 2008 to complete a rent study to help determine the appropriate payment standards used for the HCV Program; and

WHEREAS, on February 19, 2009 the HACC Board of Commissioners previously approved the Payment Standards that were structured to assign a different rent paid for a house verses rent paid for an apartment; and

WHEREAS, on July 17, 2009 the U.S. Department of Housing and Urban Development (HUD) sent notification to HACC regarding performance for the Section 8 Management Assessment Program (SEMAP) certification for the year ended March 31, 2009; and

WHEREAS, the notification required HACC to comply with 24 CFR 982.503(a)(3) to establish a single payment standard for all unit structures; and

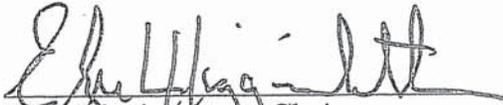
WHEREAS, HACC has received additional demographic information (area median income and housing costs) for of University Park, South Holland and Crete, Illinois; and

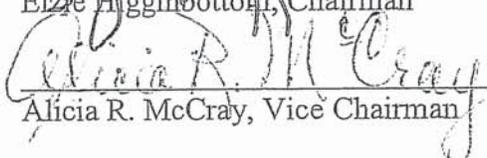
WHEREAS, HACC deems it prudent and reasonable to move the towns of University Park, South Holland and Crete from South Region 3 to South Region 2 and assign the payment standards accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF COOK

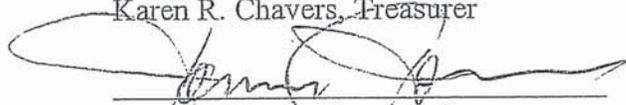
THAT, the Executive Director is hereby authorized to submit a Demolition Application to the Special Applications Center of HUD, and the Executive Director is further authorized to execute any and all necessary documents and provide the certifications necessary for submittal.

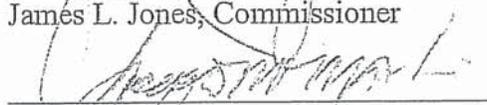
Each of the undersigned has caused this Consent to be executed in their capacity as a member of the Board of Commissioners of the Housing Authority of the County of Cook:

By:  Date: September 10, 2009
Elzie Higginbottom, Chairman

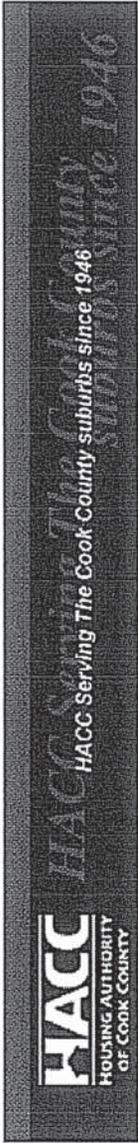
By:  Date: September 10, 2009
Alicia R. McCray, Vice Chairman

By: _____ Date: September 10, 2009
Karen R. Chavers, Treasurer

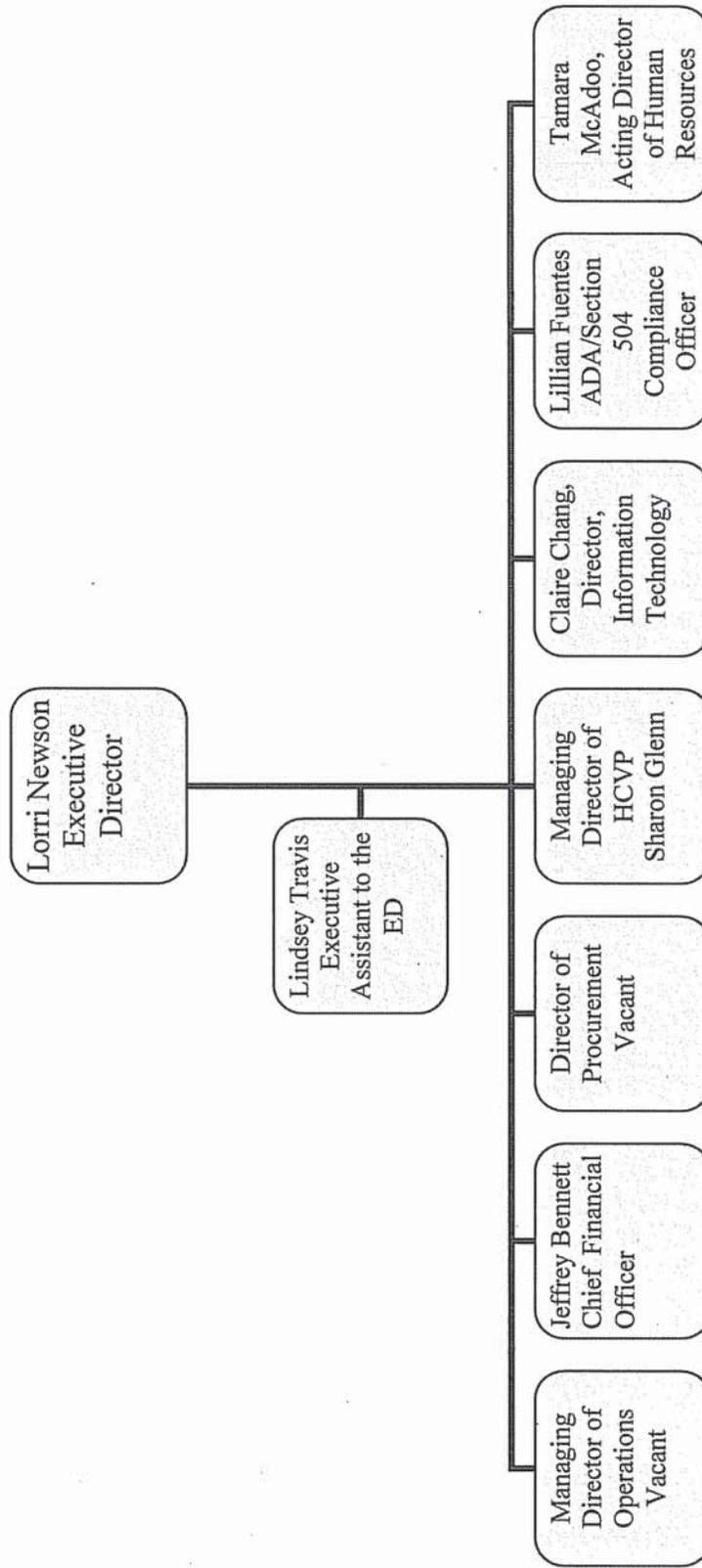
By:  Date: September 10, 2009
James L. Jones, Commissioner

By:  Date: September 10, 2009
Joseph Martin, Commissioner

North Region 1	North Region 2	North West Region 1	North West Region 2	West Region 1	West Region 2	West Region 3	West Region 4	West Region 5	South Region 1	South Region 2	South Region 3	South Region 4
Evanston	Arlington Heights	Barrington	Elmwood Park	Burbank	Argo	Bedford Park	Palos Hills	(continued)	Country Club Hills	Alsip	Blue Island	
Glencoe	Des Plaines	Barrington Hills	Franklin Park	Burr Ridge	Bellwood	Riverside	Homewood	Crete	Crestwood	Burnham		
Glenview	Elk Grove Village	Bartlett	Harwood Heights	Chicago Ridge	Berkeley	Stickney	Olympia Fields	Glenwood	Calumet City	Calumet City		
Golf	Morton Grove	Buffalo Grove	Melrose Park	Evergreen Park	Berwyn	Stone Park	Orland Hills	Hazel Crest	Chicago Heights	Chicago Heights		
Kenilworth	Mount Prospect	Harvester Park	Norridge	Forest Park	Bridgeway	Summit	Orland Park	Lansing	Dixmoor	Dixmoor		
Lincolnwood	Niles	Hoffman Estates	River Grove	Hillside	Broadview	Westchester	Palos Heights	Lynwood	Dolton	Dolton		
Northbrook	Park Ridge	Inverness	Schiller Park	Homewood	Brookfield	Worth	Palos Park	Matteson	East Hazel Crest	East Hazel Crest		
Northfield	Prospect Heights	Palatine		Indian Head Park	Brookfield		Tinley Park	Merrionette Park	Ford Heights	Ford Heights		
Wilmette	Rolling Meadows	Roselle		Northlake	Countryside			Midlothian	Harvey	Harvey		
Winnetka	Rosemont	Schaumburg		Oak Lawn	Forest View			Oak Forest	Markham	Markham		
	Skokie	South Barrington		River Forest	Hickory Hills			Park Forest	Phoenix	Phoenix		
	Wheeling	Streamwood		Western Springs	Hodgkins			Richton Park	Posen	Posen		
				Willow Springs	Justice			South Holland	Riverdale	Riverdale		
					LaGrange			Thornton	Robbins	Robbins		
					LaGrange Park			University Park	Sauk Village	Sauk Village		
					Lemont				South Chicago Heights	South Chicago Heights		
					Lyons				Steger	Steger		
					McCook							
					North Riverside							
Payroll Summary												
0 BR \$859	0 BR \$820	0 BR \$859	0 BR \$820	0 BR \$781	0 BR \$781		0 BR \$820	0 BR \$781	0 BR \$820	0 BR \$781	0 BR \$742	
1 BR \$983	1 BR \$939	1 BR \$983	1 BR \$939	1 BR \$894	1 BR \$894		1 BR \$939	1 BR \$894	1 BR \$939	1 BR \$894	1 BR \$849	
2 BR \$1104	2 BR \$1054	2 BR \$1104	2 BR \$1054	2 BR \$1004	2 BR \$1004		2 BR \$1054	2 BR \$1004	2 BR \$1054	2 BR \$1004	2 BR \$954	
3 BR \$1350	3 BR \$1288	3 BR \$1350	3 BR \$1288	3 BR \$1227	3 BR \$1227		3 BR \$1288	3 BR \$1227	3 BR \$1288	3 BR \$1227	3 BR \$1166	
4 BR \$1526	4 BR \$1456	4 BR \$1526	4 BR \$1456	4 BR \$1387	4 BR \$1387		4 BR \$1456	4 BR \$1387	4 BR \$1456	4 BR \$1387	4 BR \$1318	
5 BR \$1755	5 BR \$1675	5 BR \$1755	5 BR \$1675	5 BR \$1595	5 BR \$1595		5 BR \$1675	5 BR \$1595	5 BR \$1675	5 BR \$1595	5 BR \$1515	
6 BR \$1983	6 BR \$1893	6 BR \$1983	6 BR \$1893	6 BR \$1803	6 BR \$1803		6 BR \$1893	6 BR \$1803	6 BR \$1893	6 BR \$1803	6 BR \$1713	
7 BR \$2212	7 BR \$2112	7 BR \$2212	7 BR \$2112	7 BR \$2011	7 BR \$2011		7 BR \$2112	7 BR \$2011	7 BR \$2112	7 BR \$2011	7 BR \$1910	
110%	105%	110%	105%	100%	100%		105%	100%	105%	100%	95%	



EXECUTIVE MANAGEMENT ORGANIZATIONAL CHART



HOUSING AUTHORITY OF THE COUNTY OF COOK

COMMUNITY SERVICE POLICY

INTRODUCTION

This Policy explains HUD regulations requiring HACC to implement a community service program for all non-exempt adults living in public housing.

This policy contains two parts:

Part I: Community Service Requirements. This part describes who is subject to the community service requirement, who is exempt, and HUD's definition of economic self-sufficiency.

Part II: HACC Implementation of Community Service. This part provides HACC policy regarding HACC implementation and program design.

PART I: COMMUNITY SERVICE REQUIREMENT

11-I.A. OVERVIEW

HUD regulations pertaining to the community service requirement are contained in 24 CFR 960 Subpart F (960.600 through 960.609). HACC and residents must comply with the community service requirement, effective with HACC fiscal years that commenced on or after October 1, 2000. Per 903.7(l)(1)(iii), HACC Plan must contain a statement of how HACC will comply with the community service requirement, including any cooperative agreement that HACC has entered into or plans to enter into.

Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities [24 CFR 960.601(b)].

In administering community service requirements, HACC must comply with all nondiscrimination and equal opportunity requirements [24 CFR 960.605(c)(5)].

11-I.B. REQUIREMENTS

Each adult resident of HACC, who is not exempt, must [24 CFR 960.603(a)]:

- Contribute 8 hours per month of community service; or
- Participate in an economic self-sufficiency program (as defined in the regulations) for 8 hours per month; or
- Perform 8 hours per month of combined activities (community service and economic self-sufficiency programs).

HACC Policy

An individual may not skip a month and then double up the following month, unless special circumstances warrant it. HACC will make the determination of whether to permit a deviation from the schedule.

Individuals who have special circumstances which they believe will prevent them from completing the required community service hours for a given month, must notify HACC in writing within 5 business days of the circumstances becoming known. HACC will review the request and notify the individual, in writing, of its determination within 10 business days. HACC may require those individuals to provide documentation to support their claim.

An individual may request a reasonable accommodation from the Community Service requirements in accordance with the policy on reasonable accommodations contained in the ACOP, chapter 2. Verification of disability may be required in certain circumstances as further specified in the said ACOP.

Definitions

Exempt Individual [24 CFR 960.601(b)] See also Exhibit 11-2 at the end of this Policy)

An *exempt individual* is an adult who:

- Is age 62 years or older
- Is blind or disabled (as defined under section 216[i][1] or 1614 of the Social Security Act), and who certifies that because of this disability s/he is unable to comply with the service provisions
- Is a primary caretaker of such an individual
- Is engaged in work activities

HACC Policy

HACC will consider 20 hours per week as the minimum number of hours needed to qualify for a work activity exemption.

- Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which HACC is located, including a state-administered welfare-to-work program; or
- Is in a family receiving assistance under a state program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the state in which HACC 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 program.

Community Service [PH Occ GB, p. 174]

Community service is volunteer work, which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
- Work with a nonprofit organization that serves HACC residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls Clubs, 4-H programs, PAL, Garden Center, community clean-up programs, beautification programs, other youth or senior organizations
- Helping neighborhood groups with special projects
- Serving as an officer in a resident organization, serving on the resident advisory board
- Caring for the children of other residents so they may volunteer (Subject to disclaimer agreement signed by the child's parent or guardian and the child's caregiver)

NOTE: Political activity is excluded from eligible community service activities.

Economic Self-Sufficiency Program [24 CFR 5.603(b)]

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.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeships (formal or informal), or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Work Activities [42 U.S.C. 607(d)]

As it relates to an exemption from the community service requirement, *work activities* means:

- 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 equivalence, in the case of a recipient who has not completed secondary school or received such a certificate
- Provision of child care services to an individual who is participating in a community service program (Subject to disclaimer agreement signed by the child's parent or guardian and the child's caregiver)

Notification Requirements [24 CFR 960.605(c)(2)]

HACC must give each family a written description of the community service requirement, the process for claiming status as an exempt person, and the process for HACC verification of exempt status. HACC must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt.

HACC Policy

HACC will provide the family with a copy of the Community Service Policy found in Exhibit 11-1 of this chapter, at lease-up, lease renewal, when a family member is determined to be subject to the community service requirement during the lease term, and at any time upon the family's request.

On an annual basis, at the time of lease renewal, HACC will notify the family in writing of the family members who are subject to the community service requirement and the family members who are exempt. If the family includes non-exempt individuals the notice will include a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which they may record the activities they perform and the number of hours contributed. The form will also have a place for a signature by an appropriate official, who will certify to the activities and hours completed.

11-I.C. DETERMINATION OF EXEMPTION STATUS AND COMPLIANCE [24 CFR 960.605(c)(3)]

HACC must review and verify family compliance with service requirements annually at least 30 days before the end of the 12-month lease term. The policy for documentation and verification of compliance with service requirements may be found in Section 11-I.D., Documentation and Verification.

HACC Policy

HACC will not change the effective date of the scheduled annual reexamination to coincide with the lease term.

Annual Determination

Determination of Exemption Status

An exempt individual is excused from the community service requirement [24 CFR 960.603(a)].

HACC Policy

At least 60 days prior to lease renewal, HACC will review and verify the exemption status of all adult family members. This verification will only be done on an annual basis unless the family reports a change or HACC has reason to believe that an individual's exemption status has changed. For individuals who are exempt because they are 62 years of age and older, verification of exemption status will be done only at the initial examination.

Upon completion of the verification process, HACC will notify the family of its determination in accordance with the policy in Section 11-I.B., Notification Requirements.

Determination of Compliance

HACC must review resident family compliance with service requirements annually at least 30 days before the end of the 12-month lease term [24 CFR 960.605(c)(3)]. As part of this review, HACC must verify that any family member that is not exempt from the community service requirement has met his or her service obligation.

HACC Policy

Approximately 60 days prior to the end of the lease term, HACC will provide written notice requiring the family to submit documentation that all subject family members have complied with the service requirement. The family will have 10 business days to submit HACC required documentation form(s).

If the family fails to submit the required documentation within the required timeframe (plus any HACC-approved extension), the subject family members will be considered noncompliant with community service requirements, and notices of noncompliance will be issued pursuant to the policies in Section 11-I.E., Noncompliance.

Change in Status Between Annual Determinations

Exempt to Non-Exempt Status

If an exempt individual becomes non-exempt during the 12-month lease term, it is the family's responsibility to report this change to HACC within 10 business days.

Within 10 business days of a family reporting such a change, or HACC determining such a change is necessary, HACC will provide written notice of the effective date of the requirement, a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which the family member may record the activities performed and number of hours contributed.

The effective date of the community service requirement will be the first of the month following 30-day notice.

Non-Exempt to Exempt Status

If a non-exempt person becomes exempt during the 12-month lease term, it is the family's responsibility to report this change to HACC within 10 business days. Any claim of exemption will be verified by HACC in accordance with the policy in Section 11-I.D., Documentation and Verification of Exemption Status.

Within 10 business days of a family reporting such a change, or HACC determining such a change is necessary, HACC will provide the family written notice that the family member is no longer subject to the community service requirement, if HACC is able to verify the exemption.

The exemption will be effective immediately.

11-1.D. DOCUMENTATION AND VERIFICATION [24 CFR 960.605(c)(4)]

HACC must retain reasonable documentation of service requirement performance or exemption in participant files.

Documentation and Verification of Exemption Status

All family members who claim they are exempt from the community service requirement will be required to sign the community service exemption certification form found in Exhibit 11-3. HACC will provide a completed copy to the family and will keep a copy in the tenant file.

HACC will verify that an individual is exempt from the community service requirement by following the verification hierarchy and documentation requirements in Chapter 7.

HACC makes the final determination whether or not to grant an exemption from the community service requirement. If a resident does not agree with HACC's determination, s/he can dispute the decision through HACC's grievance procedures (see Chapter 14).

Documentation and Verification of Compliance

If qualifying community service activities are administered by an organization other than HACC, a family member who is required to fulfill a service requirement must provide certification to HACC, signed by the organization, that the family member has performed the qualifying activities [24 CFR 960.607].

If anyone in the family is subject to the community service requirement, HACC will provide the family with community service documentation forms at admission, at lease renewal, when a family member becomes subject to the community service requirement during the lease term, or upon request by the family.

Each individual who is subject to the requirement will be required to record their community service or self-sufficiency activities and the number of hours contributed on the required form. The certification form will also include places for signatures and phone numbers of supervisors, instructors, and counselors certifying to the number of hours contributed.

Families will be required to submit the documentation to HACC, upon request by HACC.

If HACC has reasonable cause to believe that the certification provided by the family is false or fraudulent, HACC has the right to require third-party verification.

11-I.E. NONCOMPLIANCE

Initial Noncompliance

The lease specifies that it is renewed automatically for all purposes, unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the 12-month lease term, but not for termination of tenancy during the course of the 12-month lease term [24 CFR 960.603(b)].

If the tenant or another family member has violated the community service requirement, HACC may not renew the lease upon expiration of the 12-month term of the lease, unless the tenant and any other noncompliant family member enter into a written agreement with HACC. Under this agreement the tenant or noncompliant family member must agree to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency needed to make up the total number of hours required, over the 12-month term of the new lease. In addition, all other members of the family who are subject to the service requirement must be currently complying with the service requirement or must no longer be residing in the unit [24 CFR 960.607(c)].

Notice of Initial Noncompliance [24 CFR 960.607(b)]

If HACC determines that there is a family member who is required to fulfill a service requirement, but who has failed to comply with this obligation (noncompliant resident), HACC must notify the tenant of this determination.

The notice to the tenant must briefly describe the noncompliance. The notice must state that HACC will not renew the lease at the end of the 12-month lease term unless the tenant, and any other noncompliant resident, enter into a written agreement with HACC to cure the noncompliance, or the family provides written assurance satisfactory to HACC that the tenant or other noncompliant resident no longer resides in the unit.

The notice must also state that the tenant may request a grievance hearing on HACC's determination, in accordance with HACC's grievance procedures, and that the tenant may exercise any available judicial remedy to seek timely redress for HACC's nonrenewal of the lease because of HACC's determination.

HACC Policy

The notice of initial noncompliance will be sent at least 45 days prior to the end of the lease term.

The family will have 10 business days from the date of the notice of noncompliance to enter into a written agreement to cure the noncompliance over the 12-month term of the new lease, provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before HACC will agree to continued occupancy of the family. Documentation must consist of a certification signed by the head of household, as well as, evidence of the current address of the family member that previously resided with them.

If the family does not request a grievance hearing, or does not take either corrective action required by the notice of noncompliance within the required 10 business day timeframe, HACC will terminate tenancy in accordance with the policies in Chapter 13, Section 13-IV.D.

Continued Noncompliance [24 CFR 960.607(b)]

If, after the 12-month cure period, the family member is still not compliant, HACC must terminate tenancy of the entire family, according to HACC's lease, unless the family provides documentation that the noncompliant resident no longer resides in the unit.

HACC Policy

Notices of continued noncompliance will be sent at least 30 days prior to the end of the lease term and will also serve as the family's termination notice. The notice will meet the requirements for termination notices described in Chapter 13 of the ACOP, Section 13-IV.D, Form, Delivery, and Content of the Notice.

The family will have 10 business days from the date of the notice of non-compliance to provide documentation that the noncompliant resident no longer resides in the unit, or to request a grievance hearing.

If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before HACC will agree to continued occupancy of the family. Documentation must consist of a certification signed by the head of household as well as evidence of the current address of the noncompliant family member that previously resided with them.

If the family does not request a grievance hearing, or provide such documentation within the required 10-business day timeframe, the family's lease and tenancy will automatically terminate at the end of the current lease term without further notice.

PART II: IMPLEMENTATION OF COMMUNITY SERVICE

11-II.A. OVERVIEW

HACC must develop a policy for administration of the community service and economic self-sufficiency requirements for public housing. It is in HACC's best interests to develop a viable, effective community service program, to provide residents the opportunity to engage in the community and to develop competencies.

HACC Program Design

HACC may administer qualifying community service or economic self-sufficiency activities directly, or may make community service activities available through a contractor, or through partnerships with qualified organizations, including resident organizations, and community agencies or institutions [24 CFR 960.605(b)].

HACC Procedure

HACC will attempt to provide the broadest choice possible to residents as they choose

community service activities.

HACC's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. HACC will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

HACC will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments. To the greatest extent possible, HACC will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations.

Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations, are described in HACC's Plan.

EXHIBIT 11-1: COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY

A. Background

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

B. Definitions

Community Service – volunteer work, which includes, but is not limited to:

- Work at a local institution, including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
- Work with a nonprofit organization such as: Parks and Recreation, United Way, Red Cross, Volunteers of America, Boy Scouts, Girl Scouts, Boys or Girls Clubs, 4-H Program, PAL, Garden Center, community clean-up programs, beautification programs, other counseling, aid, youth or senior organizations
- Helping neighborhood groups with special projects
- Serving as an officer in a resident organization
- Serving on the Resident Advisory Board
- Caring for children of other residents so they may volunteer (Subject to disclaimer agreement signed by the child's parent or guardian and the child's caregiver)
-

NOTE: Political activity is excluded, thus it is not eligible community service for the purpose of this policy.

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

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

Exempt Adult – an adult member of the family who meets any of the following criteria:

- Is 62 years of age or older
- Is blind or a person with disabilities (as defined under section 216[i][1] or 1614 of the Social Security Act), and who certifies that because of this disability he or she is unable to comply with the service provisions, or is the primary caretaker of such an individual
- Is working at least 20 hours per week
- Meets the requirements for being exempted from having to engage in a work activity under TANF or any other State welfare program including a State-administered welfare-to-work program
- Is a member of a family receiving assistance, benefits or services under TANF or any other State welfare program and has not been found to be in noncompliance with such program

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The housing authority will make the determination of whether to allow or disallow a deviation from the schedule based on a family's written request.
3. Family obligation:
 - At lease execution, all adult members (18 or older) of a public housing resident family must:
 - Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the community service requirement will result in a nonrenewal of their lease; and
 - Declare if they are exempt. If exempt, they must complete the Exemption Form (Exhibit 11-3) and provide documentation of the exemption.
 - Upon written notice from HACC, non-exempt family members must present complete documentation of activities performed during the applicable lease term. This documentation will include places for signatures of supervisors, instructors, or counselors, certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at the end of the 12-month lease term, he or she, and the head of household, will be required to sign an agreement with the housing authority to make up the deficient hours over the next twelve (12) month period, as a condition of continued occupancy.
4. Change in exempt status:
 - If, during the twelve (12) month lease period, a non-exempt person becomes exempt, it is his or her responsibility to report this to HACC and provide documentation of exempt status.
 - If, during the twelve (12) month lease period, an exempt person becomes non-exempt, it is his or her responsibility to report this to HACC. Upon receipt of this information HACC will provide the person with the appropriate documentation form(s) and a list of agencies in the community that provide volunteer and/or training opportunities.

D. HACC's Obligation

1. To the greatest extent possible and practicable, HACC will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including residents with disabilities, to fulfill their community service obligations.
2. HACC will provide the family with a copy of this policy, and all applicable exemption verification forms and community service documentation forms, at lease-up, lease renewal, when a family member becomes subject to the community service requirement during the lease term, and at any time upon the family's request. Forms may also be found in the website: www.thehacc.org.
3. Although exempt family members will be required to submit documentation to support their exemption, HACC will verify the exemption status in accordance with its verification policies. HACC will make the final determination as to whether or not a family member is exempt from the community service requirement. Residents may use HACC's grievance procedure if they disagree with HACC's determination.
4. Noncompliance of family member:
 - At least thirty(30) days prior to the end of the 12-month lease term, HACC will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If, at the end of the initial 12-month lease term under which a family member is subject to the community service requirement, HACC finds the family member to be noncompliant, HACC will not renew the lease unless:
 - The head of household and any other noncompliant resident enter into a written agreement with HACC, to make up the deficient hours over the next twelve (12) month period; or
 - The family provides written documentation satisfactory to HACC that the noncompliant family member no longer resides in the unit.
 - If, at the end of the next 12-month lease term, the family member is still not compliant, a 30-day notice to terminate the lease will be issued and the entire family will have to vacate, unless the family provides written documentation satisfactory to HACC that the noncompliant family member no longer resides in the unit;
 - The family may use HACC's grievance procedure to dispute the lease termination.

All adult family members must sign and date below, certifying that they have read and received a copy of this Community Service and Self-Sufficiency Policy.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

EXHIBIT 11-2: DEFINITION OF A PERSON WITH A DISABILITY UNDER SOCIAL SECURITY ACTS 216(i)(1) and Section 1416(excerpt from 42 USC 416(i)(1)) FOR PURPOSES OF EXEMPTION FROM COMMUNITY SERVICE

Social Security Act:

216(i)(1): Except for purposes of sections 202(d), 202(e), 202(f), 223, and 225, the term “disability” means (A) inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or has lasted or can be expected to last for a continuous period of not less than 12 months, or (B) blindness; and the term “blindness” means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered for purposes of this paragraph as having a central visual acuity of 20/200 or less.

Section 1416 (excerpt):

SEC. 1614. [42 U.S.C. 1382c] (a)(1) For purposes of this title, the term “aged, blind, or disabled individual” means an individual who—

(A) is 65 years of age or older, is blind (as determined under paragraph (2)), or is disabled (as determined under paragraph (3)), and

(B)(i) is a resident of the United States, and is either (I) a citizen or (II) an alien lawfully admitted for permanent residence or otherwise permanently residing in the United States under color of law (including any alien who is lawfully present in the United States as a result of the application of the provisions of section 212(d)(5) of the Immigration and Nationality Act), or

(ii) is a child who is a citizen of the United States and, who is living with a parent of the child who is a member of the Armed Forces of the United States assigned to permanent duty ashore outside the United States.

(2) An individual shall be considered to be blind for purposes of this title if he has central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered for purposes of the first sentence of this subsection as having a central visual acuity of 20/200 or less. An individual shall also be considered to be blind for purposes of this title if he is blind as defined under a State plan approved under title X or XVI as in effect for October 1972 and received aid under such plan (on the basis of blindness) for December 1973, so long as he is continuously blind as so defined.

(3)(A) Except as provided in subparagraph (C), an individual shall be considered to be disabled for purposes of this title if he is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than twelve months.

EXHIBIT 11-3: HACC DETERMINATION OF EXEMPTION FOR COMMUNITY SERVICE

Family: _____ Client No. _____

Adult family member: _____

This adult family member meets the requirements for being exempted from HACC's community service requirement for the following reason:

- Is 62 years of age or older. *(Documentation of age in file)*
- Is a person with disabilities states that he or she is unable to comply with the community service requirement. *(Documentation of HUD definition of disability in file)*

Tenant certification: (Check Exemption that applies:

- I am a person with disabilities and am unable to comply with the community service requirement.
- I am the primary caretaker of such an individual in the above category. *(Documentation in file)*
- I am working at least 20 hours per week. *(Employment verification in file)*
- I am participating in a welfare-to-work program. *(Documentation in file).*
- I am a person that meets the requirements for being exempted from having to engage in a work activity under TANF or any other State welfare program, including a State-administered welfare-to-work program *(Documentation in file)*
- I am a member of a family receiving assistance, benefits or services under TANF or any other State welfare program and have not been found to be in noncompliance with such program. *(Documentation in file)*

Signature of Family Member

Date

Signature of HACC Official

Date

RESOLUTION NO. 2009 – HACC - 25

A Resolution – Authorizing the Adoption of a Public Safety Policy to be the Guidelines that the Housing Authority of the County of Cook Will Utilize for Tracking Crime and Crime Related Problems at the Public Housing Developments

WHEREAS, during the week of August 6, 2007 through August 17, 2007, the United States of Housing and Urban Development (HUD) conducted a Consolidated Tier I On-Site Review and Risk Assessment of the Housing Authority of the County of Cook (HACC);

WHEREAS, the purpose of the Consolidated Tier I On-Site Review and Risk Assessment was to assist the Office of Public and Indian Housing's (PIH) effort in addressing Public Housing Authorities (PHA's) improper payments, review other high-risk elements, and review the overall operations of the PHA;

WHEREAS, the Consolidated Tier I Review consisted of the following components: Rental Integrity Monitoring (RIM); Upfront Income Verification (UIV); Section Eight Management Assessment Program (SEMAP); Management Assessment Subsystem (MASS) of the Public Housing Assessment System (PHAS); Exigent health and Safety Spot Check; and Public Housing Management Review;

WHEREAS, 24 CFR Part 902.43 (5) states in part that the PHA Board, by resolution, has adopted policies on tracking crime and crime-related problems;

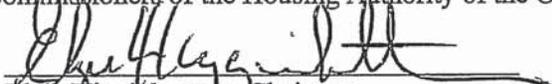
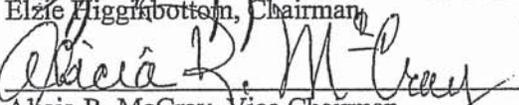
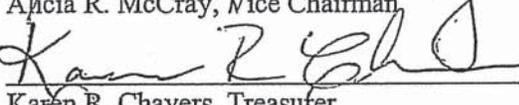
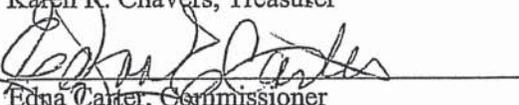
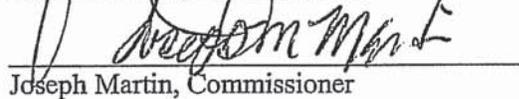
WHEREAS, at the time of the Consolidated Tier I Review, the HACC Board of Commissioners had not adopted a policy on tracking crime and crime-related problems;

WHEREAS, the HACC drafted a Public Safety Policy in accordance with HUD regulations, for tracking crime and crime related problems at the public housing developments; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Cook:

THAT, the Board of Commissioners hereby Authorizing the Adoption of a Public Safety Policy to be the Guidelines that the Housing Authority of the County of Cook Will Utilize for Tracking Crime and Crime Related Problems at The Public Housing Developments.

Each of the undersigned has caused this Consent to be executed in their capacity as a member of the Board of Commissioners of the Housing Authority of the County of Cook:

By:	 Elzie Higginbottom, Chairman	Date: <u>May 14, 2009</u>
By:	 Alicia R. McCray, Vice Chairman	Date: <u>May 14, 2009</u>
By:	 Karen R. Chavers, Treasurer	Date: <u>May 14, 2009</u>
By:	 Edna Carter, Commissioner	Date: <u>May 14, 2009</u>
By:	 James L. Jones, Commissioner	Date: <u>May 14, 2009</u>
By:	 Joseph Martin, Commissioner	Date: <u>May 14, 2009</u>

Housing Authority of the County of Cook Public Safety Policy

The Public Safety Policy of the Housing Authority of the County of Cook ("HACC") is designed to foster a greater level of coordination, communication and cooperation between the authority and the various public safety agencies located within the municipalities in which HACC owns and manages traditional and senior public housing sites throughout Cook County, Illinois. The Executive Director's staff maintains direct contact with the police and fire departments where HACC facilities are located in order to coordinate responses to criminal complaints and requests for service involving HACC residents or property, including Housing Choice Voucher recipients.

In addition to municipal public safety agencies, HACC has established an Intergovernmental Agreement with the Cook County Sheriff Police Department to provide police patrol assistance as well as coordinated investigative services on behalf of the Authority. The agreement with the Sheriff Police Department allows for a greater level of deterrent and responsiveness to issues of concern raised by local municipalities and housing authority residents relating to public safety concerns. Through the Cook County Sheriff Police Department, the Authority is also able to coordinate emergency response efforts with the Cook County Office of Emergency Management, in the event of a natural disaster or major emergency event affecting residents of the Authority or its residential assets.

The establishment of standard procedures between the Authority and the local municipal public safety agencies ensure timely receipt of official police and fire reports from incidents emanating from HACC properties or involving residents of HACC properties and voucher holders. The timely receipt of official incident reports, allow the Authority to take appropriate action against residents who violate HACC lease provisions and regulations. Property management personnel maintain incident reports of any criminal activity or public safety violations that occur on Authority property. The incident reports that are maintained by HACC property management personnel are matched with the official reports received from the local police and fire departments and maintained in the official file of the lease holder involved in the incident. The reports contained in the leaseholder file documenting criminal activity and lease violations are the basis for any official action taken against the leaseholder by the Authority.

An important component of the Public Safety Policy of HACC is the educational component. The Executive Director has mandated annual training sessions with the various regional Police Chief Associations within Cook County. The training sessions are designed to inform the leadership of municipal police departments of any changes in HUD policies and procedures regarding the One Strike Policy, ACOP or any other applicable regulations governing misconduct and lease violations resulting from criminal activity on or around HACC property. Training sessions are also held with property owners who lease to Housing Choice Voucher recipients, outlining policies and procedures relating to lease violations involving criminal activity by voucher holders. The successful implementation of the Public Safety Policy will ensure a safer environment for the residents of HACC and ensure a peaceful environment that promotes the safety and welfare of all individuals residing in HACC residential units.

PET POLICY

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

INTRODUCTION

This is HACC's policy on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of HACC to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of HACC.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance (including emotional support) animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

PART I: ASSISTANCE ANIMALS

[Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

10-I.A. OVERVIEW

This part discusses situations under which permission for an assistance animal (defined to include emotional support animal) may be denied, and also establishes standards for the care of assistance animals.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets. Assistance Animals (and emotional support animals) are specifically excluded from the weight restrictions and the pet deposit and other fees requirements contained in the Pet Policy (as described in Parts II to IV of this chapter, and 24 CFR 5.303; 960.705. HACC will impose reasonable policies for all animals to preserve the health and safety of residents and prevent damage to property.

10-I.B. APPROVAL OF ASSISTANCE ANIMALS

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal [PH Occ GB, p. 179].

HACC may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

HACC complies with the requirements of Section 504 of the Fair Housing Act, and the Rehabilitation Act, as well as other civil rights laws applicable to providing persons with

disabilities with a reasonable accommodation. HACC will permit a person with a disability to use and live with an assistance animal, unless:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

HACC Policy

For an animal to be excluded from the pet deposit and weight restrictions requirements contained in the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and HACC approve a reasonable accommodation in accordance with the policies contained in Chapter 2.

PART II: PET POLICIES FOR ALL DEVELOPMENTS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

10-II.A. OVERVIEW

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

10-II.B. MANAGEMENT APPROVAL OF PETS

HACC Policy

Pets must be registered with HACC before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Refusal to Register Pets

HACC Policy

HACC will refuse to register a pet if:

The pet is not *a common household pet* as defined in Section 10-II.C.

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

HACC reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If HACC refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of HACC's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with HACC's grievance procedures.

Pet Agreement

HACC Policy

Residents who have been approved to have a pet must enter into a pet agreement with HACC, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of HACC's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with HACC's pet policy and applicable house rules may result in the withdrawal of HACC approval of the pet or termination of tenancy.

10-II.C. STANDARDS FOR PETS [24 CFR 5.318; 960.707(b)]

HACC may establish reasonable requirements related to pet ownership including, but not limited to:

- Limitations on the number of animals in a unit, based on unit size
- Prohibitions on types of animals that HACC classifies as dangerous, provided that such classifications are consistent with applicable state and local law
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal
- Requiring pet owners to have their pets spayed or neutered

HACC may not require pet owners to have any pet's vocal cords removed.

Definition of "Common Household Pet"

There is no regulatory definition of common household pet for public housing programs, although the regulations for pet ownership in both elderly/disabled and general occupancy developments use the term. The regulations for pet ownership in elderly/disabled developments expressly authorize HACC to define the term [24 CFR 5.306(2)].

HACC Policy

Common household pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

- Reptiles
- Rodents
- Insects
- Arachnids
- Wild animals or feral animals
- Pot-bellied pigs
- Animals used for commercial breeding

Pet Restrictions

HACC Policy

The following animals are not permitted:

Any animal whose adult weight will exceed 15 pounds

Dogs of the pit bull, rottweiler, chow, or boxer breeds

Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations

Any animal not permitted under state or local law or code

Number of Pets

HACC Policy

Residents may own a maximum of 1 pet.

In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

Other Requirements

HACC Policy

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.

10-II.D. PET RULES

Pet owners must maintain pets responsibly, in accordance with HACC's policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations [24 CFR 5.315; 24 CFR 960.707(a)].

Pet Area Restrictions

HACC Policy

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

Designated Pet/No-Pet Areas [24 CFR 5.318(g), PH Occ GB, p. 182]

HACC may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning tenants.

HACC may direct initial tenant moves as may be necessary to establish pet and no-pet areas. HACC may not refuse to admit, or delay admission of, an applicant on the grounds that the applicant's admission would violate a pet or no-pet area. HACC may adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of the existing tenants.

HACC may not designate an entire development as a no-pet area, since regulations permit residents to own pets.

HACC Policy

With the exception of common areas as described in the previous policy, HACC has not designated any buildings, floors of buildings, or sections of buildings as no-pet areas. In addition, HACC has not designated any buildings, floors of buildings, or sections of buildings for residency of pet-owning tenants.

Cleanliness

HACC Policy

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by HACC.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

Alterations to Unit

HACC Policy

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

Noise

HACC Policy

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Pet Care

HACC Policy

Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage HACC property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.

Responsible Parties

HACC Policy

The pet owner will be required to designate one responsible party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

A resident who cares for another resident's pet must notify HACC and sign a statement that they agree to abide by all of the pet rules.

Pets Temporarily on the Premises

HACC Policy

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals.

This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by HACC.

Pet Rule Violations

HACC Policy

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation

That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting

That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

Notice for Pet Removal

HACC Policy

If the pet owner and HACC are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by HACC, HACC may serve notice to remove the pet.

The notice will contain:

A brief statement of the factual basis for HACC's determination of the pet rule that has been violated

The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

Pet Removal

HACC Policy

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if HACC after reasonable efforts cannot contact the responsible party, HACC may contact the appropriate state or local agency and request the removal of the pet.

Termination of Tenancy

HACC Policy

HACC may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease

Emergencies

HACC Policy

HACC will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for HACC to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

PART III: PET DEPOSITS AND FEES IN ELDERLY/DISABLED DEVELOPMENTS

10-III.A. OVERVIEW

This part describes HACC's policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV. Assistance animals and emotional support pets are specifically excluded from payment of a pet deposit.

10-III.B. PET DEPOSITS

Payment of Deposit

HACC may require tenants who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on tenants of the project [24 CFR 5.318(d)(1)].

The maximum amount of pet deposit that may be charged by HACC on a per dwelling unit basis, is the higher of the total tenant payment (TTP) or such reasonable fixed amount as HACC may require. HACC may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].

The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].

HACC Policy

Pet owners are required to pay a pet deposit of \$250.00, in addition to any other required deposits, which must be paid in full before the pet is brought on the premises.

Refund of Deposit [24 CFR 5.318(d)(1)]

HACC may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the tenant's dwelling unit. HACC must refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.

HACC Policy

HACC will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 60 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

HACC will provide the resident with a written list of any charges against the pet deposit within 30 calendar days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, HACC will provide a meeting to discuss the charges.

10-III.C. OTHER CHARGES

Pet-Related Damages During Occupancy

HACC Policy

All reasonable expenses incurred by HACC as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit
- Fumigation of the dwelling unit
- Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Chapter 8, Section 8-I.F, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address HACC's ability to impose charges for house pet rule violations. However, charges for violation of HACC's pet rules may be treated like charges for other violations of the lease and HACC's tenancy rules.

HACC Policy

The pet owner will be charged separately the sum equal to the hourly rate of the custodian conducting the pet waste removal, per each occurrence.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 30 calendar days after billing. If the family requests a grievance hearing within the required timeframe, HACC may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

PART IV: PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS

10-IV.A. OVERVIEW

This part describes HACC's policies for pet deposits and fees for those who reside in general occupancy developments. Assistance animals and emotional support pets are specifically excluded from payment of a pet deposit.

10-IV.B. PET DEPOSITS

HACC may require a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

If HACC requires a resident to pay a pet deposit HACC must place the deposit in an account of the type required under applicable State or local law for pet deposits, or if there are no such requirements, for rental security deposits, if applicable. HACC must comply with such laws as to retention of the deposit, interest, and return of the deposit to the resident, and any other applicable requirements [24 CFR 960.707(d)].

Payment of Deposit

HACC Policy

Pet owners are required to pay a pet deposit of \$250.00, in addition to any other required deposits, which must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

HACC Policy

HACC will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 60 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

HACC will provide the resident with a written list of any charges against the pet deposit within 30 calendar days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, HACC will provide a meeting to discuss the charges.

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the County of Cook

IL025

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

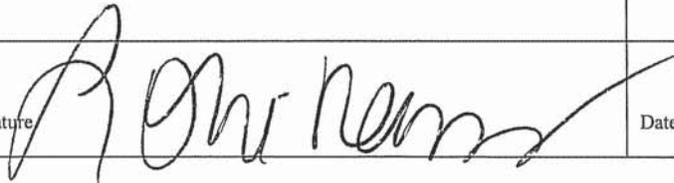
Name of Authorized Official

Lorri Newson

Title

Executive Director

Signature



Date 01/14/2010



HOUSING AUTHORITY OF THE COUNTY OF COOK

175 W. Jackson Blvd., Suite 350 • Chicago, IL 60604-3042

Fax: (312) 939-4727

December 21, 2009

Elzie Higginbottom
Chairman

Alicia R. McCray
Vice Chairman

Karen R. Chavers
Treasurer

Edna Carter
Commissioner

James L. Jones
Commissioner

Joseph Martin
Commissioner

Lorri Newson
Executive Director

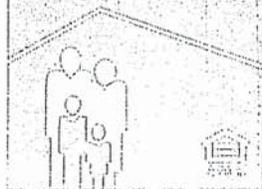
U.S. Department of Housing
and Urban Development (HUD)
Office of Public and Indian Housing – Real Estate Assessment Center
550 12th Street, SW. Suite 100
Washington, DC 20410

Dear Deputy Assistant Secretary:

The Housing Authority of the County of Cook (HACC) respectfully requests a waiver of the due date for the audited FDS submission. While HACC initially anticipated meeting the audited FDS submission deadline, HACC's audit firm needs additional time to complete the audit and submit the FDS submission.

Pursuant to HUD regulations, HACC retained a new audit firm to replace Yaeger & Boyd, the audit firm that had been retained for the previous five (5) years. HACC procured the audit firm McCladrey & Pullen to complete the audit for the fiscal year ending March 31, 2009. McCladrey & Pullen, while being a considerably large and experienced firm, needed to take the necessary time to fully understand and become familiar with HACC, its organizational structure as well as historical audit workpapers to properly perform an in-depth audit.

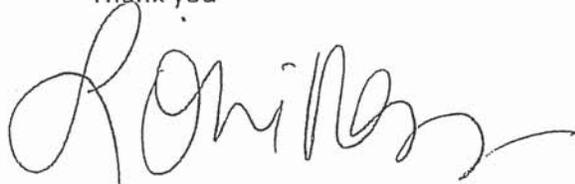
A considerable function of the audit has been the transition of HACC's twenty-four (24) Asset Management Projects (AMPs) into an asset based structure. The fiscal year ending March 31, 2009 was HACC's first full year of implementation. In an effort to ensure HACC's success in transitioning the 24 AMPs to an asset based structure, the audit firm has placed significant focus and time on ensuring that HACC has been both consistent and compliant in its implementation to an asset based structure. As such it



has been necessary for the audit firm to spend more time than initially anticipated to gather and analyze information.

In light of these circumstances, we respectfully request that HUD grant HACC a waiver of the audited FDS submission deadline through February 28th, 2009. In the meantime, we will continue to work closely with our new audit firm to complete the audit prior to the requested waiver date. We thank you for your continued support of the mission and vision of this housing authority. If you have any questions regarding this request, please contact myself at (312) 542-4728, or Mr. Jeffery Bennett, Chief Financial Officer at (312) 542-4755.

Thank you

A handwritten signature in black ink, appearing to read "Lorri Newson", with a long horizontal flourish extending to the right.

Lorri Newson
Executive Director

Cc: Steve Meiss: Director- Illinois Department of Public Housing Region V

**THE HOUSING AUTHORITY OF THE COUNTY OF COOK
VIOLENCE AGAINST WOMEN ACT POLICY**

I. Purpose and Applicability

The purpose of this policy (hereinafter called "policy") is to implement the applicable provisions of the Violence Against Women Act (hereinafter called "VAWA") and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth HACC's policies and procedures regarding domestic violence, sexual violence, dating violence, or stalking, as well as their family and household members.

This Policy shall be applicable to the administration by HACC of the Section 8 Housing Choice Voucher, Public Housing and the Section 8 Project-based programs 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, as well as female victims of such violence.

II. Confidentiality

HACC places a high priority on the confidentiality and privacy rights of all applicants and residents, including victims of domestic violence, sexual violence, dating violence, or stalking, as well as their family and household members.

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, sexual violence, dating violence, or stalking, provided to HACC shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
 2. required for use in a Public Housing or Section 8 Project-based site eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 3. Necessary to provide a wait list priority, where applicable.
 4. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 tenant or project-based rental assistance programs administered by HACC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality. All applicants who provide information to HACC regarding this protection for the purpose of establishing any preferences, will be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.
- C. *Rights and obligations of HACC:* If such information is received from any source, HACC shall keep all records, corroborating evidence, or other information that

sealed file, not made part of the resident or applicant's file. Additionally, HACC preserves the right to provide or share non-personally-identifying information/data in the aggregate regarding client demographics and client services.

III. Other Policies or Procedures

This Policy shall be referenced in and attached to HACC's Five Year and Annual Agency Plan. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of HACC, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. *Domestic Violence* - The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- B. *Sexual Violence* – The term 'Sexual Violence' also means 'sexual assault' and is defined as any type of sexual contact or behavior that occurs without the explicit consent of the recipient of the unwanted sexual activity. Falling under the definition of sexual violence or sexual assault is sexual activity such as forced sexual intercourse, sodomy, child molestation, incest, fondling, and attempted or "statutory rape" , as defined under the laws of this jurisdiction.
- C. *Dating Violence* – means violence omitted by a person –
 - a) Who is or has been in a social relationship or a romantic or intimate nature with the victim; and
 - b) Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - 1. The length of the relationship.
 - 2. The type of relationship.
 - 3. The frequency of interaction between the persons involved in the relationship.
- C. *Stalking* – means -
 - A. (i) To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under

- B. In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - i. That person;
 - ii. A member of the immediate family of that person, or
 - iii. The spouse or intimate partner of that person;

D. *Immediate Family Member* – means , with respect to this Policy only, to a person

- a) A spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands *in loco parentis*; or
- b) Any other person living in the household of that person and related to that person by blood or marriage.

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

V. Admissions and Screening

- A. *Non-Denial of Assistance*. HACC will not deny admission to the Section 8 Housing Choice Voucher program, Public Housing, or a Section 8 Project-based program to any person because that person is or has been a victim of domestic violence, sexual violence, dating violence or stalking, provided that such person is otherwise qualified for such admission.
- B. *Admission Preference*. Public Housing applicants will receive a preference in admissions if the applicant family is residing in a public or private shelter as a result of domestic violence, and has had actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who was living in the previous unit with the family.
- C. *Transfer Preferences*. Public Housing and Section 8 Housing Choice Voucher Program residents will receive a priority transfer as specified in HACC's Admissions and Continued Policy (ACOP) if the resident family is residing in a public housing or in an assisted housing and is the victim of such domestic violence, and has had actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who was living in the unit with the family.

- D. *Portability* - As applicable only in the Section 8 Housing Choice Voucher Program – a resident may be allowed to port out to another jurisdiction, even if the lease term has not been completed, if the resident family is residing in an assisted housing and is the victim of such domestic violence.

The actual or threatened violence must have occurred within the past 6 months prior to certification of said need by the family, or at the time of certification or initial screening, or be of a continuing nature. Domestic violence will be considered “continuing” if the applicant or resident family provides medical records, police reports, a temporary or permanent restraining order or other court protection document, or a statement from a qualified domestic violence social worker documenting repeated abuse and the most recent episode was not more than six (6) months prior to the date that HACC is certifying the applicant for initial assistance, or the family is certifying the need for transfer.

VI. Termination of Tenancy or Assistance

- A. VAWA Protections: Under VAWA, public housing applicants and residents, and persons assisted under the Section 8 Housing Choice Voucher and Section 8 Project-based programs have the following specific protections, which will be observed by HACC.
1. An incident or incidents of actual or threatened domestic violence, dating violence, sexual violence or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 2. In addition to the foregoing, tenancy or assistance will not be terminated by HACC as a result of criminal activity, if that criminal activity is directly related to domestic violence, sexual violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - a) Nothing contained in this paragraph shall limit or curtail any otherwise available authority of HACC or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be for any violation of a lease or program requirement not premised on the act or acts of domestic violence, sexual violence, dating violence or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither HACC nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic

b) Nothing contained in this paragraph shall be construed to limit the authority of HACC or a Section 8 manager or owner to evict or terminate from assistance any tenant or applicant if the owner, manager or HACC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2 above, or Federal, State or local law to the contrary, HACC or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights or termination of assistance shall be effected in accordance with the policies and procedures provided for in the ACOP. Leases at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by HACC shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Sexual Violence, Dating Violence or Stalking

A. *Requirement for Verification- Section 8 Voucher Program:* The law allows, but does not require, a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, sexual violence, dating violence or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this Policy. HACC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by HACC. Section 8 owners or managers receiving rental assistance administered by HACC may elect to require verification, or not to require it as permitted under applicable law. Verification of a claimed incident or incidents of actual or threatened domestic violence, sexual violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* – (HUD form 50066)—by providing to HACC a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, sexual violence, dating violence or stalking; that the incident or incidents in questions are bona fide incidents of actual or

2. *Police or court record* – by providing to HACC or Section 8 manager or owner a Federal, State, tribal, territorial, or local police report, or court record, including copy of temporary or permanent order of protection, no contact order, or other order of a court still in force.
3. *Other Documentation* –by providing to HACC or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer or a victim service provider or domestic or rape crisis organization, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, sexual violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the definitions set forth in this Policy. The victim of the incident or incidents of domestic violence, sexual violence, dating violence or stalking must also sign and attest to the documentation under penalty of perjury.

B. *Time allowed to provide verification and failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, sexual violence, dating violence or stalking and who is requested by HACC or by Section 8 manager or owner to provide verification, must provide such verification within 14 business days after receipt of the request for verification. Failure to provide verification, in proper form as provided for in this Policy, and within such time will result in loss of protection under VAWA and this Policy against a proposed adverse action.

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

VIII. Court Orders/Family Break-up

- A. *Court Orders.* It is HACC’s policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by HACC. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of

IX. Relationships with Service Providers

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

X. Amendment

This Policy may be amended from time to time by the Executive Director, as approved by HACC's Board of Commissioners.

HOUSING AUTHORITY OF THE COUNTY OF COOK

CARBON MONOXIDE

The Housing Authority of the County of Cook (HACC) has purchased Carbon Monoxide detectors for all dwelling units required by the State of Illinois Public Act 094-0741.

In cases where HACC has properties with combustion sources (specially gas fired boilers), not in dwelling units nor near sleeping quarters, HACC is awaiting documents from municipal Building Inspectors/Fire Marshall's supporting the position that the Public Act does not apply to those properties. (See attached copy of the Act made a part hereof).

Public Act 094-0741

HB5284 Enrolled

LRB094 17775 LCT 53074 b

AN ACT concerning safety.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 1. Short title. This Act may be cited as the Carbon Monoxide Alarm Detector Act.

Section 5. Definitions. In this Act:

"Approved carbon monoxide alarm" or "alarm" means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association.

"Dwelling unit" means a room or suite of rooms used for human habitation, and includes a single family residence as well as each living unit of a multiple family residence and each living unit in a mixed use building.

Section 10. Carbon monoxide detector.

(a) Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

(b) Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

(c) It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

(d) The carbon monoxide alarms required under this Act may be either battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.

Section 15. Violation.

(a) Willful failure to install or maintain in operating condition any carbon monoxide alarm required by this Act is a Class B misdemeanor.

(b) Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction.

Section 20. Exemptions. The following residential units shall not require carbon monoxide detectors:

Public Act 094-0741

HB5284 Enrolled

LRB094 17775 LCT 53074 b

(1) A residential unit in a building that: (i) does not rely on combustion of fossil fuel for heat, ventilation, or hot water; (ii) is not connected in any way to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the local building commissioner, to receive carbon monoxide from that source.

(2) A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner.

HACC HOMEOWNERSHIP

15-VII.A. OVERVIEW

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. The PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance a PHA may offer under this option: monthly homeownership assistance payments, or a single down payment assistance grant. PHAs may choose to offer either or both forms of homeownership assistance, or choose not to offer either. If a PHA offers both forms of assistance, a family must choose which form of assistance to receive.

The PHA must offer either form of homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the PHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The PHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. The PHA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where the PHA has otherwise opted not to implement a homeownership program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

15-VII.B. FAMILY ELIGIBILITY

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

- The family must have been admitted to the Housing Choice Voucher program.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. The PHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family.
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that it is needed as a reasonable accommodation.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

15-VII.C. SELECTION OF FAMILIES

Unless otherwise provided (under the homeownership option), the PHA may limit homeownership assistance to families or purposes defined by the PHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in the PHA administrative plan.

If the PHA limits the number of families that may participate in the homeownership option, the PHA must establish a system by which to select families to participate.

15-VII.D. ELIGIBLE UNITS

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:
 - A public housing or Indian housing unit;
 - A unit receiving Section 8 project-based assistance;
 - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
 - A college or other school dormitory;
 - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by the PHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards (see Chapter 8).
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.

- For PHA-owned units all of the following conditions must be satisfied:
 - The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering;
 - The unit is not ineligible housing;
 - The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any PHA provided financing. All of these actions must be completed in accordance with program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

15-VII.E. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The PHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by the PHA, the PHA may issue the family a voucher to lease a unit or place the family's name on the waiting list for a voucher.

15-VII.F. HOMEOWNERSHIP COUNSELING

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The PHA may adapt the subjects covered in pre-assistance counseling (as listed) to local circumstances and the needs of individual families.

The PHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If the PHA offers a program of ongoing counseling for participants in the homeownership option, the PHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

If the PHA does not use a HUD-approved housing counseling agency to provide the counseling, the PHA should ensure that its counseling program is consistent with the counseling provided under HUD's Housing Counseling program.

15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER

Home Inspections

The PHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until the PHA has inspected the unit and has determined that the unit passes HQS.

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option.

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

Contract of Sale

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

Disapproval of a Seller

In its administrative discretion, the PHA may deny approval of a seller for the same reasons a PHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

15-VII.H. FINANCING

The PHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The PHA must establish policies describing these requirements in the administrative plan.

A PHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, a PHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

15-VII.L. PORTABILITY

Subject to the restrictions on portability included in HUD regulations and PHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

15-VII.M. MOVING WITH CONTINUED ASSISTANCE

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the PHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the PHA's policy regarding number of moves within a 12-month period.

The PHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and
- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE

At any time, the PHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The PHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633 and in accordance with its own policy.

The PHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such

Part I: Summary

PHA Name: **The Housing Authority of the County of Cook**

Grant Type and Number: **IL 06 P025 50106**

Capital Fund Program Grant No.: **IL 06 P025 50106**

Replacement Housing Factor Grant No.: **2006**

Date of CFFP: **2006**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 1)

Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended	
1	Total Non-CGP Funds	306,175.57	306,175.57	306,175.57	306,175.57	
2	1406 Operations (may not exceed 20% of line 21) ³	329,410.00	400,791.32	400,791.32	238,291.32	
3	1408 Management Improvements	480,000.00	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	-	-	-	-	
8	1440 Site Acquisition	386,459.30	550,604.00	550,604.00	401,374.64	
9	1450 Site Improvement	1,003,867.69	835,741.67	835,741.67	301,715.30	
10	1460 Dwelling Structures	115,000.00	115,000.00	115,000.00	-	
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-	
12	1470 Nondwelling Structures	25,000.00	124,600.00	124,600.00	124,600.00	
13	1475 Nondwelling Equipment	-	313,000.00	313,000.00	18,577.55	
14	1485 Demolition	-	-	-	-	
15	1492 Moving to Work Demonstration	-	-	-	-	
16	1495.1 Relocation Costs	-	-	-	-	
17	1499 Development Activities ⁴	-	-	-	-	

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50106		FFY of Grant: 2006
PHA Name: The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	848,887.44	848,887.44	848,887.44
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,494,800.00	\$ 3,494,800.00	2,239,621.82
21	Amount of line 20 Related to LBP Activities	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	190,949.40	190,949.40	28,449.00
24	Amount of line 20 Related to Security - Hard Costs	140,000.00	140,000.00	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date
<i>[Signature]</i>		<i>[Signature]</i>		1/14/10

¹ To be completed for the Performance and Evaluation Report

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50106		Federal FY of Grant: 2006				
PHA Name: The Housing Authority of the County of Cook		CFFP (Yes/No): Replacement Housing Factor Grant No:		Total Actual Cost		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised		Funds Obligated	Funds Expended
IL 25-01 Edward Brown	Security Cameras	1460		-	9,260.82	9,260.82	-	Open
IL 25-02 Edward Brown	Security Cameras	1460		-	62,843.37	62,843.37	-	Open
IL 25-08 Edward Brown	Plumbing Repairs	1460		290.00	-	-	-	Reprogrammed
IL 25-11 Huntington Apartments	Window Replacement Generators	1460 1475		315,000.00 25,000.00	12,200.00 124,600.00	12,200.00 124,600.00	12,200.00 124,600.00	Completed Completed
	Security Cameras	1460		-	67,895.81	67,895.81	-	Open
IL 25-12 Edward Willett	CCTV System Landscaping Air Conditioner Replacement	1460 1450 1460		50,000.00 10,000.00 25,000.00	- - -	- - -	- - -	Reprogrammed Reprogrammed Reprogrammed
IL 25-13 Juniper Tower	Site Improvement - Storm System	1450		250,000.00	211,531.33	211,531.33	200,374.64	In Process
IL 25-15 King Apartments	No jobs for this development.							
IL 25-18 Franklin Apartments	Door Replacement	1460		25,000.00	-	-	-	Reprogrammed
IL 25-19 Perلمان Apartments	Bathroom Renovation Upgrade Electrical	1460 1460		80,000.00 38,000.00	- 38,000.00	- 38,000.00	- 38,000.00	Reprogrammed Open

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						Federal FY of Grant: 2006
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01 Daniel Bergen	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-02 John Mackler	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-03 Robert Allison	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-04 Richard Flowers	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-05 Sunrise Apartment	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-06 Celina Blake	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-07 Vera Yates	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-08 Edward Brown	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-09 Golden Tower I	9/30/2008	9/30/2008	9/30/2010	9/30/2010		

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
 OMB No. 2577-0226
 Expires 04/30/2011

Part III: Implementation for Capital Fund Financing Program		
PHA Name:		Federal FY of Grant:
The Housing Authority of the County of Cook		2006
Development Number Naimw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date) Reasons for Revised Target Dates

Part III: Implementation for Capital Fund Financing Program				Federal FY of Grant:	
PHA Name:				2006	
The Housing Authority of the County of Cook					
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
IL 25-10 Lena Canada	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-11 Huntington Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-12 Edward Willet	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-13 Juniper Tower	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-15 King Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-18 Franklin Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-19A Perlman Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-19B Scattered Sites	9/30/2008	9/30/2008	9/30/2010	9/30/2010	
IL 25-20 Henrich House	9/30/2008	9/30/2008	9/30/2010	9/30/2010	

Part III: Implementation for Capital Fund Financing Program				Federal FY of Grant:
The Housing Authority of the County of Cook				2006
PHA Name:	Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
	IL 25-22 Golden Towers II	9/30/2008	9/30/2010	
	IL 25-23 Albert Goedke	9/30/2008	9/30/2010	
	IL 25-24 Harvey Apartments	9/30/2008	9/30/2010	
	IL 25-29 Scattered Sites	9/30/2008	9/30/2010	
	IL 25-30A Wheeling Tower	9/30/2008	9/30/2010	
	IL 25-30B Scattered Sites	9/30/2008	9/30/2010	
	IL25-31 Noyes Court	9/30/2008	9/30/2010	
	CMO	9/30/2008	9/30/2010	
	PHA Wide	9/30/2008	9/30/2010	

Part I: Summary		Grant Type and Number IL 06 P025 50107			
PHA Name: The Housing Authority of the County of Cook		FFY of Grant: 2007			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no.1) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Capital Fund Program Grant No: <input type="checkbox"/> Replacement Housing Factor Grant No: <input type="checkbox"/> Date of CFFP:					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	196,168.00	196,168.00	196,168.00	196,168.00
3	1408 Management Improvements	25,000.00	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	480,000.00	359,068.00	359,068.00	359,068.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	169,824.00	1,525,000.00	1,525,000.00	328,629.70
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	240,000.00	34,894.06	34,894.06	-
10	1460 Dwelling Structures	1,321,900.00	625,050.00	625,050.00	50,050.00
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	25,000.00	-	-	-
14	1485 Demolition	70,000.00	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50107	FFY of Grant: FFY of Grant Approval: 2007
PHA Name: The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: Date of CFFP:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no.1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	850,499.94	850,499.94
19	1502 Contingency (may not exceed 8% of line 20)	212,288.06	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,590,680.00	\$ 3,590,680.00
21	Amount of line 20 Related to LBP Activities	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-
Signature of Executive Director 		Signature of Public Housing Director	
Date 1/14/10		Date	

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

Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
				Capital Fund Program Grant No: IL 06 P025 50107		2007		2007		
				Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
IL 25-01	Daniel Bergen	1460	Window Repairs	6,000.00	-	-	-	-	-	Reprogrammed
		1460	Installation of Lighted Address Numbers	3,500.00	-	-	-	-	-	Reprogrammed
		1460	Roof Repairs	12,000.00	-	-	-	-	-	Reprogrammed
IL 25-02	John Mackler	1460	Window Repairs	15,000.00	-	-	-	-	-	Reprogrammed
		1460	Installation of Lighted Address Numbers	7,000.00	-	-	-	-	-	Reprogrammed
		1460	Roof Repairs	24,000.00	-	-	-	-	-	Reprogrammed
IL 25-03	Robert Allison	1460	Window Repairs	24,000.00	-	-	-	-	-	Reprogrammed
		1450	Concrete Repairs	25,000.00	-	-	-	-	-	Reprogrammed
		1460	Dwelling Structures	28,000.00	575,000.00	575,000.00	-	74,744.00	-	Open
		1430	A&E Fees	-	425,000.00	425,000.00	-	-	-	In Process
		1450	Sewer Pipe Replacement	15,000.00	-	-	-	-	-	Reprogrammed
		1450	Tree Removal	20,000.00	-	-	-	-	-	Reprogrammed
		1450	Fence Replacement	15,000.00	-	-	-	-	-	Reprogrammed
		1460	Weatherstripping	15,000.00	-	-	-	-	-	Reprogrammed
IL 25-04	Richard Flowers	1460	Install UFAS elements in two (2) units	30,000.00	-	-	-	-	-	Reprogrammed
		1460	Roof Repairs	50,000.00	30,625.00	30,625.00	-	30,625.00	-	Closed
		1460	Exterior Painting	75,000.00	-	-	-	-	-	Reprogrammed
IL 25-05	Sunrise Apartments	1460	Window Repairs	48,000.00	-	-	-	-	-	Reprogrammed
		1460	Installation of Lighted Address Numbers	12,000.00	-	-	-	-	-	Reprogrammed
		1460	Roof Repairs	55,000.00	-	-	-	-	-	Reprogrammed
		1460	Exterior Stair/Balcony Repair	15,000.00	-	-	-	-	-	Reprogrammed
IL 25-06	Celina Blake	1460	Weatherstripping	25,000.00	-	-	-	-	-	Reprogrammed
		1460	Window Repairs	42,000.00	-	-	-	-	-	Reprogrammed
		1460	Installation of Lighted Address Numbers	10,000.00	-	-	-	-	-	Reprogrammed
		1460	Roof Repairs	56,000.00	19,425.00	19,425.00	-	19,425.00	-	Closed

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2007	
The Housing Authority of the County of Cook		IL 06 P025 50107			
Development Number Name/HA-Wide Activities		CFFP (Yes/No):		Total Estimated Cost	
General Description of Major Work Categories		Replacement Housing Factor Grant No:		Status of Work	
Dev. Acct No.		Quantity		Funds Obligated	
		Original		Funds Expended	
		Revised			
IL 25-07	Window Repairs	1460	46,000.00	-	Reprogrammed
Vera	Installation of Lighted Address Numbers	1460	10,000.00	-	Reprogrammed
Yates	Roof Repairs	1460	50,000.00	-	Reprogrammed
	Exterior stair/balcony repairs	1460	12,000.00	-	Reprogrammed
25-11	Installation of Roof Top Exhaust Fans	1460	6,400.00	-	Reprogrammed
Huntington Apartments	Upgrade Light System in Kitchen/Hall	1460	35,000.00	-	Reprogrammed
	Installation of New Storm Water System	1450	45,000.00	-	Reprogrammed
	Installation of Intercom System	1460	-	-	Reprogrammed
	Window Repairs	1460	40,000.00	-	Reprogrammed
IL 25-12	Installation of Additional Light Park Lot	1450	50,000.00	34,894.06	Open
Edward Willett	Installation of Flood Control System	1450	70,000.00	-	Reprogrammed
IL 25-13	Upgrade Fire Hoses/Nozzles	1460	10,000.00	-	Reprogrammed
Juniper Tower	Installation of Keyless Entry System	1460	30,000.00	-	Reprogrammed
IL 25-18	Installation of Fire Alarm Sprinkler Syst	1460	10,000.00	-	Reprogrammed
Franklin Apartment	Installation of Keyless Entry System	1460	30,000.00	-	Reprogrammed
IL 25-19A	Replacement of Zone-Valves & Therms	1460	15,000.00	-	Reprogrammed
Perlman Apts					
IL 25-20	Installation of Keyless Entry System	1460	30,000.00	-	Reprogrammed
Henrich House					
IL 25-23	Replacement of three (3) hot water boiler	1460	30,000.00	-	Reprogrammed
Albert Goedke	Installation of new Buzzer System	1460			

Part II: Supporting Pages													
PHA Name: The Housing Authority of the County of Cook													
Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50107													
Federal FY of Grant: 2007													
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost			Status of Work			
				Original	Revised	Revised	Funds Obligated	Funds Expended					
IL 25-30A Wheeling Tower	Installation of ADA Front Door Replace Windows	1460 1460		10,000.00 375,000.00	- -					Reprogrammed Reprogrammed			
IL 25-31 Noyes Ct	Installation of Keyless Entry System	1460		30,000.00	-					Reprogrammed			
PHA Wide	Operations Management Improvements (Soft) Modernization Staff Salary & Benefits Professional Services Truck Demolition Contingency Bond Program A&E Fees Construction Mgmt Fees & Admin	1406 1408 1410 1430 1475 1485 1502 9000 1430 1430		196,168.00 25,000.00 480,000.00 169,824.00 25,000.00 70,000.00 212,288.06 850,499.94 - -	- - 359,068.00 -	196,168.00 - 359,068.00 -	196,168.00 -	196,168.00 -	196,168.00 -	Completed Reprogrammed Completed Reprogrammed Reprogrammed Reprogrammed Reprogrammed Completed In Process In Process			

Part III: Implementation for Capital Fund Financing Program

PHA Name:		Federal FFY of Grant: 2007					
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Expenditure End Date	Actual Expenditure End Date		
IL 25-01 Daniel Bergen	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-02 John Mackler	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-03 Robert Allison	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-04 Richard Flowers	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-05 Sunrise Apartment	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-06 Celina Blake	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-07 Vera Yates	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-08 Edward Brown	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-09 Golden Tower I	9/30/2009	9/30/2009	9/30/2009	9/30/2011	9/30/2011		

Part III: Implementation for Capital Fund Financing Program

PHA Name:		Federal FFY of Grant:			
		2007			
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL 25-10					
Lena Canada	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-11					
Huntington Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-12					
Edward Willet	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-13					
Juniper Tower	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-15					
King Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-18					
Franklin Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-19A					
Perlman Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-19B					
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011	
IL 25-20					

Part III: Implementation for Capital Fund Financing Program									
PHA Name: The Housing Authority of the County of Cook									
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2007				
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	Reasons for Revised Target Dates				
Henrich House	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-22									
Golden Towers II	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-23									
Albert Goedke	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-24									
Harvey Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-29									
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-30A									
Wheeling Tower	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-30B									
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL25-31									
Noyes Court	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
CMO	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
PHA Wide	9/30/2009	9/30/2009	9/30/2011	9/30/2011					

Part I: Summary

PHA Name: **The Housing Authority of the County of Cook**

Grant Type and Number: **IL 06 P025 50108**

Capital Fund Program Grant No: **IL 06 P025 50108**

Replacement Housing Factor Grant No: **2008**

Date of CFFP: **2008**

Original Annual Statement Reserve for Disasters/Emergencies

Revised Annual Statement (revision no.2)

Performance and Evaluation Report for Program Year Ending

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total Non-CGP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	279,135.25	279,135.25	279,135.25	13,353.81		
3	1408 Management Improvements	-	-	-	-		
4	1410 Administration (may not exceed 10% of line 21)	-	10,614.50	-	-		
5	1411 Audit	10,614.50	-	10,614.50	-		
6	1415 Liquidated Damages	-	-	-	-		
7	1430 Fees and Costs	76,130.00	76,130.00	76,130.00	76,130.00		
8	1440 Site Acquisition	-	-	-	-		
9	1450 Site Improvement	1,546,447.62	1,546,447.62	1,546,447.62	197,263.12		
10	1460 Dwelling Structures	682,687.30	682,687.30	682,687.30	9,375.00		
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-		
12	1470 Nondwelling Structures	-	-	-	-		
13	1475 Nondwelling Equipment	-	-	-	-		
14	1485 Demolition	-	-	-	-		
15	1492 Moving to Work Demonstration	-	-	-	-		
16	1495.1 Relocation Costs	-	-	-	-		
17	1499 Development Activities ⁴	-	-	-	-		

Part I: Summary

PHA Name: **The Housing Authority of the County of Cook**

Grant Type and Number: **IL 06 P025 50108**

Capital Fund Program Grant No: **IL 06 P025 50108**

Replacement Housing Factor Grant No: **2008**

Date of CFFP: **2008**

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	846,674.94	846,674.94	846,674.94	846,674.94
19	1502 Contingency (may not exceed 8% of line 20)	41,304.39	41,304.39	41,304.39	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,482,994.00	\$ 3,482,994.00	\$ 3,482,994.00	\$ 1,142,796.87
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	289,749.75	289,749.75	-	-
24	Amount of line 20 Related to Security - Hard Costs	2,305,264.92	2,305,264.92	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director: <i>[Signature]</i>		Date: <i>6/17/08</i>	

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

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

Part I: Summary
PHA Name: **The Housing Authority of the County of Cook**
Grant Type and Number: **IL 06 P025 50109**
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:
Date of CFFP:
FFY of Grant: **2009**
FFY of Grant Approval:

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending Revised Annual Statement (revision no.)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	100,000.00	-	3,659.40	3,659.40
3	1408 Management Improvements	350,153.20	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	450,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,748,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50109	FFY of Grant: FFY of Grant Approval: 2009
PHA Name: The Housing Authority of the County of Cook		Replacement Housing Factor Grant No:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.)) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost	
Line No.	Total Estimated Cost	Obligated	Expended
	Original	Revised	
18a	1501 Collateralization or Debt Service paid by the PHA	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	846,893.68	-
19	1502 Contingency (may not exceed 8% of line 20)	6,485.12	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,501,532.00	\$ 3,659.40
21	Amount of line 20 Related to LBP Activities	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
<i>1/14/10</i>		<i>1/14/10</i>	

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

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2008	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01 Daniel Bergen	6/12/2010		6/12/2012			
IL 25-02 John Mackler	6/12/2010		6/12/2012			
IL 25-03 Robert Allison	6/12/2010		6/12/2012			
IL 25-04 Richard Flowers	6/12/2010		6/12/2012			
IL 25-05 Sunrise Apartment	6/12/2010		6/12/2012			
IL 25-06 Celina Blake	6/12/2010		6/12/2012			
IL 25-07 Vera Yates	6/12/2010		6/12/2012			
IL 25-08 Edward Brown	6/12/2010		6/12/2012			
IL 25-09 Golden Tower I	6/12/2010		6/12/2012			

Part III: Implementation for Capital Fund Financing Program						
PHA Name:		The Housing Authority of the County of Cook				
		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
Development Number Namw/HA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates	
IL 25-10	6/12/2010		6/12/2012			
Lena Canada	6/12/2010		6/12/2012			
IL 25-11	6/12/2010		6/12/2012			
Huntington Apartments	6/12/2010		6/12/2012			
IL 25-12	6/12/2010		6/12/2012			
Edward Willet	6/12/2010		6/12/2012			
IL 25-13	6/12/2010		6/12/2012			
Juniper Tower	6/12/2010		6/12/2012			
IL 25-15	6/12/2010		6/12/2012			
King Apartments	6/12/2010		6/12/2012			
IL 25-18	6/12/2010		6/12/2012			
Franklin Apartments	6/12/2010		6/12/2012			
IL 25-19A	6/12/2010		6/12/2012			
Perlman Apartments	6/12/2010		6/12/2012			
IL 25-19B	6/12/2010		6/12/2012			
Scattered Sites	6/12/2010		6/12/2012			
IL 25-20						

Part III: Implementation for Capital Fund Financing Program

PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant:
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Henrich House	6/12/2010		6/12/2012			
IL 25-22						
Golden Towers II	6/12/2010		6/12/2012			
IL 25-23						
Albert Goedke	6/12/2010		6/12/2012			
IL 25-24						
Harvey Apartments	6/12/2010		6/12/2012			
IL 25-29						
Scattered Sites	6/12/2010		6/12/2012			
IL 25-30A						
Wheeling Tower	6/12/2010		6/12/2012			
IL 25-30B						
Scattered Sites	6/12/2010		6/12/2012			
IL25-31						
Noyes Court	6/12/2010		6/12/2012			
CMO	6/12/2010		6/12/2012			
PHA Wide	6/12/2010		6/12/2012			

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 The Housing Authority of the County of Cook (IL025)		Locality: Cook County, IL			<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 PHA FY 2011	Work Statement for Year 2 FFY 2011 PHA FY 2012	Work Statement for Year 3 FFY 2012 PHA FY 2013	Work Statement for Year 4 FFY 2013 PHA FY 2014	Work Statement for Year 5 FFY 2014 PHA FY 2015
B.	Physical Improvements Subtotal	Annual Statement	1,854,638	1,854,638	1,854,638	1,854,638
C.	Management Improvements		100,000	100,000	100,000	100,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		200,000	200,000	200,000	200,000
F.	Other		300,000	300,000	300,000	300,000
G.	Operations		200,000	200,000	200,000	200,000
H.	Demolition					
I.	Development		1,880,045.60			
J.	Capital Fund Financing – Debt Service		846,897	846,897	846,897	846,897
K.	Total CFP Funds		5,381,580.60	3,501,535	3,501,535	3,501,535
L.	Total Non-CFP Funds					
M.	Grand Total		5,381,580.60	3,501,535	3,501,535	3,501,535

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)						
PHA Name/Number The Housing Authority of the County of Cook (IL025)		Locality : Cook County, IL			<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 PHA FY 2011	Work Statement for Year 2 FFY 2011 PHA FY 2012	Work Statement for Year 3 FFY 2012 PHA FY 2013	Work Statement for Year 4 FFY 2013 PHA FY 2014	Work Statement for Year 5 FFY 2014 PHA FY 2015
	IL25-01 Daniel Bergen	Annual Statement	18,060.70	18,060.70	18,060.70	18,060.70
	IL25-02 John Mackler		34,568.32	34,568.32	34,568.32	34,568.32
	IL25-03 Robert Allison		0	0	0	0
	IL25-04 Richard Flowers		73,645.61	73,645.61	73,645.61	73,645.61
	IL25-05 Sunrise Apts.		107,408.17	107,408.17	107,408.17	107,408.17
	IL25-06 Celina Blake		68,673.48	68,673.48	68,673.48	68,673.48
	IL25-07 Vera Yates		97,061.23	97,061.23	97,061.23	97,061.23
	IL25-08 Edward Brown		66,636.84	66,636.84	66,636.84	66,636.84
	IL25-09 Golden Towers I		66,636.84	66,636.84	66,636.84	66,636.84
	IL25-11 Huntington Apts.		109,318.81	109,318.81	109,318.81	109,318.81
	IL25-12 Edward Willett		68,673.48	68,673.48	68,673.48	68,673.48
	IL25-13 Juniper Towers		101,621.50	101,621.50	101,621.50	101,621.50
	IL25-15 King Apts.		108,858.960	108,858.960	108,858.960	108,858.960
	IL25-18 Franklin Apts.		134,294.64	134,294.64	134,294.64	134,294.64

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)						
PHA Name/Number The Housing Authority of the County of Cook (IL025)		Locality : Cook County, IL			<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 PHA FY 2011	Work Statement for Year 2 FFY 2011 PHA FY 2012	Work Statement for Year 3 FFY 2012 PHA FY 2013	Work Statement for Year 4 FFY 2013 PHA FY 2014	Work Statement for Year 5 FFY 2014 PHA FY 2015
	IL25-19 Perlman Apts.	Annual Statement	85,269.65	85,269.65	85,269.65	85,269.65
	IL25-20 Henrich House	Annual Statement	120,945.04	120,945.04	120,945.04	120,945.04
	IL25-22 Golden Towers II	Annual Statement	56,005.44	56,005.44	56,005.44	56,005.44
	IL25-23 Albert Goedke	Annual Statement	76,301.50	76,301.50	76,301.50	76,301.50
	IL25-24 Harvey Apts.	Annual Statement	133,805.76	133,805.76	133,805.76	133,805.76
	IL25-29 Evanston Scattered	Annual Statement	24,728.84	24,728.84	24,728.84	24,728.84
	IL25-30 Wheeling Tower	Annual Statement	73,430.46	73,430.46	73,430.46	73,430.46
	IL25-31 Noyes Court	Annual Statement	104,707.14	104,707.14	104,707.14	104,707.14
	IL25-98 Evanston Scattered	Annual Statement	30,766.71	30,766.71	30,766.71	30,766.71
	IL25-99 Wheeling Scattered	Annual Statement	18,219.27	18,219.27	18,219.27	18,219.27
	IL25-100 Riverdale Senior Apts.	Annual Statement	1,880,045.60			
	PHA Wide		75,000	75,000	75,000	75,000
	PHA Wide Dev Activities					

Part I: Summary (Continuation)		
PHA Name/Number The Housing Authority of the County of Cook (IL025)	Locality : Cook County, IL	<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1

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**

A.	Development Number and Name	Work Statement for Year 1 FFY 2010 PHA FY 2011	Work Statement for Year 2 FFY 2011 PHA FY 2012	Work Statement for Year 3 FFY 2012 PHA FY 2013	Work Statement for Year 4 FFY 2013 PHA FY 2014	Work Statement for Year 5 FFY 2014 PHA FY 2015
	PHA WIDE SUBTOTAL		1,854,638.32	1,854,638.32	1,854,638.32	1,854,638.32
	Contingency		150,000	150,000	150,000	150,000
	Professional Services		150,000	150,000	150,000	150,000
	Debt Service		846,896.68	846,896.68	846,896.68	846,896.68
	Administration		200,000	200,000	200,000	200,000
	Operations		200,000	200,000	200,000	200,000
	Security		100,000	100,000	100,000	100,000
	Development		1,880,045.60			
	TOTALS		5,381,580.60	3,501,535	3,501,535	3,501,535

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	IL25-01 Daniel Bergen			IL25-01 Daniel Bergen		
	Cycle Painting		1685.76	Cycle Painting		1685.76
	Upgrade Electrical		1685.76	Upgrade Electrical		1685.76
	Upgrade Plumbing		1606.36	Upgrade Plumbing		1606.36
	Upgrade HVAC		2528.64	Upgrade HVAC		2528.64
	Tuckpointing		2554.18	Tuckpointing		2554.18
	Replace Appliances		2000.00	Replace Appliances		2000.00
	Flooring		2000.00	Flooring		2000.00
	Replace Fencing		2000.00	Replace Fencing		2000.00
	Door Replacements		2000.00	Door Replacements		2000.00
Annual	IL25-02 John Mackler			IL25-02 John Mackler		
	Cycle Painting		4158.20	Cycle Painting		4158.20
	Upgrade Electrical		4158.20	Upgrade Electrical		4158.20
	Upgrade Plumbing		3962.36	Upgrade Plumbing		3962.36
	Upgrade HVAC		6237.31	Upgrade HVAC		6237.31
	Carpentry		6300.31	Carpentry		6300.31
	Replace Appliances		1890.09	Replace Appliances		1890.09
	Flooring		2000.00	Flooring		2000.00
	Replace Fencing		1417.57	Replace Fencing		1417.57
	Door Replacements		1890.09	Door Replacements		1890.09
	Tuckpointing		2554.18	Tuckpointing		2554.18
Statement	IL25-03 Robert Allison			IL25-03 Robert Allison		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-04 Robert Flowers Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Tuckpointing Replace Appliances Flooring Replace Fencing Door Replacements		11238.39 11239.39 10709.08 16857.59 7000. 5108.36 2554.18 3831.27 5108.36	IL25-04 Robert Flowers Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Tuckpointing Replace Appliances Flooring Replace Fencing Door Replacements		11238.39 11239.39 10709.08 16857.59 7000. 5108.36 2554.18 3831.27 5108.36
Annual	IL25-05 Sunrise Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		13486.07 13486.07 12850.89 20229.10 20433.44 6130.03 3065.02 4597.52 6130.03 7000.00	IL25-05 Sunrise Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		13486.07 13486.07 12850.89 20229.10 20433.44 6130.03 3065.02 4597.52 6130.03 7000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-06 Celina Blake Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00	IL25-06 Celina Blake Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00
Annual	IL25-07 Vera Yates Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements		13036.53 13036.53 12422.53 19554.80 19752.32 5925.70 2962.85 4444.27 5925.70	IL25-07 Vera Yates Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements		13036.53 13036.53 12422.53 19554.80 19752.32 5925.70 2962.85 4444.27 5925.70
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-08 Edward Brown Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00	IL25-08 Edward Brown Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00
Annual	IL25-09 Golden Towers I. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00	IL25-09 Golden Towers I. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-11 Hunting Apts. Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Windows Tuckpointing		14268.14 13596.13 10000.00 10000.00 3242.76 4864.14 10000.00 13347.64 10000.00 10000.00 10000.00	IL25-11 Hunting Apts. Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Windows Tuckpointing		14268.14 13596.13 10000.00 10000.00 3242.76 4864.14 10000.00 13347.64 10000.00 10000.00 10000.00
Annual	IL25-12 Edward Willett. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00	IL25-12 Edward Willett. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-13 Juniper Towers			IL25-13 Juniper Towers		
	Cycle Painting		11908.84	Cycle Painting		11908.84
	Upgrade Electrical		11908.84	Upgrade Electrical		11908.84
	Upgrade Plumbing		11347.95	Upgrade Plumbing		11347.95
	Upgrade HVAC		17863.26	Upgrade HVAC		17863.26
	Carpentry		1000.00	Carpentry		1000.00
	Replace Appliances		5413.11	Replace Appliances		5413.11
	Flooring		2706.55	Flooring		2706.55
	Replace Fencing		4059.83	Replace Fencing		4059.83
	Door Replacements		5413.11	Door Replacements		5413.11
	UFAS		10000.00	UFAS		10000.00
	Elevators		10000.00	Elevators		10000.00
	Tuckpointing		10000.00	Tuckpointing		10000.00
Annual	IL25-15 King Apts..			IL25-13 Juniper Towers		
	Cycle Painting		14268.14	Cycle Painting		11908.84
	Upgrade Electrical		5000.00	Upgrade Electrical		11908.84
	Upgrade Plumbing		13596.13	Upgrade Plumbing		11347.95
	Upgrade HVAC		21402.21	Upgrade HVAC		17863.26
	Carpentry		10000.00	Carpentry		1000.00
	Replace Appliances		5000.00	Replace Appliances		5413.11
	Flooring		3242.76	Flooring		2706.55
	Replace Fencing		4864.14	Replace Fencing		4059.83
	Door Replacements		6485.52	Door Replacements		5413.11
	UFAS		15000.00	UFAS		10000.00
	Elevators		10000.00	Elevators		10000.00
	Tuckpointing			Tuckpointing		10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-18 Franklin Apts, Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Tuckpointing		14155.79 14155.79 13489.08 21233.69 10000.00 5000.00 10000.00 4825.84 6434.45 15000.00 10000.00 10000.00	IL25-18 Franklin Apts, Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Tuckpointing		14155.79 14155.79 13489.08 21233.69 10000.00 5000.00 10000.00 4825.84 6434.45 15000.00 10000.00 10000.00
Annual	IL25-19 Perlman Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		11347.10 11347.10 10812.67 10000.00 5157.77 2578.89 3868.33 5157.77 15000.00 10000.00	IL25-19 Perlman Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		11347.10 11347.10 10812.67 10000.00 5157.77 2578.89 3868.33 5157.77 15000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-20 Henrich Homes Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		14492.84 14492.84 13810.24 21739.25 10000.00 6587.65 3293.83 4940.74 6587.65 15000.00 10000.00	IL25-20 Henrich Homes Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		14492.84 14492.84 13810.24 21739.25 10000.00 6587.65 3293.83 4940.74 6587.65 15000.00 10000.00
Annual	IL25-22 Golden Towers II Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		6403.81 6403.81 6102.20 9605.72 2910.82 1455.41 2183.12 2910.82 10000.00 8029.73	IL25-22 Golden Towers II Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		6403.81 6403.81 6102.20 9605.72 2910.82 1455.41 2183.12 2910.82 10000.00 8029.73
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-23 Robert Flowers Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Tuckpointing		13369.36 12739.68 1000.00 6076.98 3038.49 6076.98 5000.00 10000.00 10000.00	IL25-23 Robert Flowers Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Tuckpointing		13369.36 12739.68 1000.00 6076.98 3038.49 6076.98 5000.00 10000.00 10000.00
Annual	IL25-24 Turlington Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Roofing		6000.00 16852.13 16058.42 25000.00 10000.00 7660.06 3830.03 5745.05 7660.06 15000.00 10000.00 10000.00	IL25-24 Turlington Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Roofing		6000.00 16852.13 16058.42 25000.00 10000.00 7660.06 3830.03 5745.05 7660.06 15000.00 10000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-29 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Fencing Door Replacements Lighting		2135.29 2135.29 2034.72 3202.94 3720.58 5000.00 1500.00 5000.00	IL25-29 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Fencing Door Replacements Lighting		2135.29 2135.29 2034.72 3202.94 3720.58 5000.00 1500.00 5000.00
Annual	IL25-30 Wheeling Tower Cycle Painting Upgrade Plumbing Carpentry Flooring Replace Fencing Door Replacements UFAS Elevators Unit Modernization		11234.76 10705.62 5000.00 2553.35 3830.03 5106.71 10000.00 10000.00 15000.00	IL25-30 Wheeling Tower Cycle Painting Upgrade Plumbing Carpentry Flooring Replace Fencing Door Replacements UFAS Elevators Unit Modernization		11234.76 10705.62 5000.00 2553.35 3830.03 5106.71 10000.00 10000.00 15000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-31 Noyes Court Cycle Painting Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Windows		11234.76 10705.62 25000.00 10000.00 5106.71 2553.35 5106.71 15000.00 10000.00 10000.00	IL25-31 Noyes Court Cycle Painting Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Windows		11234.76 10705.62 25000.00 10000.00 5106.71 2553.35 5106.71 15000.00 10000.00 10000.00
Annual	IL25-98 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Flooring Replace Fencing Door Replacements Lighting		2921.98 2921.98 2784.36 4382.97 4427.24 1000.00 1000.00 1328.17 100000.00	IL25-98 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Flooring Replace Fencing Door Replacements Lighting		2921.98 2921.98 2784.36 4382.97 4427.24 1000.00 1000.00 1328.17 100000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2010 FFY 2009 / PHA FY 2011			Work Statement for Year 2011 FFY 2010 / PHA FY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-99 Wheeling Scattered			IL25-99 Wheeling Scattered		
	Cycle Painting		1460.99	Cycle Painting		1460.99
	Upgrade Electrical		1460.99	Upgrade Electrical		1460.99
	Upgrade Plumbing		1392.18	Upgrade Plumbing		1392.18
	Upgrade HVAC		2191.49	Upgrade HVAC		2191.49
	Carpentry		2213.62	Carpentry		2213.62
	Replace Appliances		1000.00	Replace Appliances		1000.00
	Flooring		1000.00	Flooring		1000.00
	Replace Fencing		1000.00	Replace Fencing		1000.00
	Door Replacements		1500.00	Door Replacements		1500.00
	Roofing		5000.00	Roofing		5000.00
Annual Statement	PHA Wide		75000.00	PHA Wide		75000.00
	All DEVELOPMENT SUBTOTAL		1,854,638	All DEVELOPMENT SUBTOTAL		1,854,638
	PHA WIDE Operations		200,000.00	PHA WIDE Operations		200,000.00
	Administration		200,000.00	Administration		200,000.00
	Professional Services		150,000.00	Professional Services		150,000.00
	Development Activities		0	Development Activities		0
	Bond Program		846,897.00	Bond Program		846,897.00
	Contingency		150,000.00	Contingency		150,000.00
	Security		100,000.00	Security		100,000.00
	IL-25-100 Riverdale Senior Apts.			IL-25-100 Riverdale Senior Apts.		
	Development Activities		2,820,068.40	Development Activities		1,880,045.60
	Subtotal of Estimated Cost		\$6,321,603.40	Subtotal of Estimated Cost		\$5,381,580.60

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	IL25-01 Daniel Bergen			IL25-01 Daniel Bergen		
	Cycle Painting		1685.76	Cycle Painting		1685.76
	Upgrade Electrical		1685.76	Upgrade Electrical		1685.76
	Upgrade Plumbing		1606.36	Upgrade Plumbing		1606.36
	Upgrade HVAC		2528.64	Upgrade HVAC		2528.64
	Tuckpointing		2554.18	Tuckpointing		2554.18
	Replace Appliances		2000.00	Replace Appliances		2000.00
	Flooring		2000.00	Flooring		2000.00
	Replace Fencing		2000.00	Replace Fencing		2000.00
	Door Replacements		2000.00	Door Replacements		2000.00
Annual	IL25-02 John Mackler			IL25-02 John Mackler		
	Cycle Painting		4158.20	Cycle Painting		4158.20
	Upgrade Electrical		4158.20	Upgrade Electrical		4158.20
	Upgrade Plumbing		3962.36	Upgrade Plumbing		3962.36
	Upgrade HVAC		6237.31	Upgrade HVAC		6237.31
	Carpentry		6300.31	Carpentry		6300.31
	Replace Appliances		1890.09	Replace Appliances		1890.09
	Flooring		2000.00	Flooring		2000.00
	Replace Fencing		1417.57	Replace Fencing		1417.57
	Door Replacements		1890.09	Door Replacements		1890.09
	Tuckpointing		2554.18	Tuckpointing		2554.18
Statement	IL25-03 Robert Allison			IL25-03 Robert Allison		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-04 Robert Flowers Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Tuckpointing Replace Appliances Flooring Replace Fencing Door Replacements		11238.39 11239.39 10709.08 16857.59 7000. 5108.36 2554.18 3831.27 5108.36	IL25-04 Robert Flowers Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Tuckpointing Replace Appliances Flooring Replace Fencing Door Replacements		11238.39 11239.39 10709.08 16857.59 7000. 5108.36 2554.18 3831.27 5108.36
Annual	IL25-05 Sunrise Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		13486.07 13486.07 12850.89 20229.10 20433.44 6130.03 3065.02 4597.52 6130.03 7000.00	IL25-05 Sunrise Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		13486.07 13486.07 12850.89 20229.10 20433.44 6130.03 3065.02 4597.52 6130.03 7000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-06 Celina Blake Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00	IL25-06 Celina Blake Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00
Annual	IL25-07 Vera Yates Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements		13036.53 13036.53 12422.53 19554.80 19752.32 5925.70 2962.85 4444.27 5925.70	IL25-07 Vera Yates Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements		13036.53 13036.53 12422.53 19554.80 19752.32 5925.70 2962.85 4444.27 5925.70
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-08 Edward Brown Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00	IL25-08 Edward Brown Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00
Annual	IL25-09 Golden Towers I. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00	IL25-09 Golden Towers I. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		7864.33 7864.33 7493.93 11796.49 3574.70 1787.35 2681.02 3574.70 10000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-11 Hunting Apts. Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Windows Tuckpointing		14268.14 13596.13 10000.00 10000.00 3242.76 4864.14 10000.00 13347.64 10000.00 10000.00 10000.00	IL25-11 Hunting Apts. Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Windows Tuckpointing		14268.14 13596.13 10000.00 10000.00 3242.76 4864.14 10000.00 13347.64 10000.00 10000.00 10000.00
Annual	IL25-12 Edward Willett. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00	IL25-12 Edward Willett. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements Tuckpointing		8000.00 8000.00 8673.18 10000.00 8000.00 5000.00 2500.00 3500.00 5000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-13 Juniper Towers			IL25-13 Juniper Towers		
	Cycle Painting		11908.84	Cycle Painting		11908.84
	Upgrade Electrical		11908.84	Upgrade Electrical		11908.84
	Upgrade Plumbing		11347.95	Upgrade Plumbing		11347.95
	Upgrade HVAC		17863.26	Upgrade HVAC		17863.26
	Carpentry		1000.00	Carpentry		1000.00
	Replace Appliances		5413.11	Replace Appliances		5413.11
	Flooring		2706.55	Flooring		2706.55
	Replace Fencing		4059.83	Replace Fencing		4059.83
	Door Replacements		5413.11	Door Replacements		5413.11
	UFAS		10000.00	UFAS		10000.00
	Elevators		10000.00	Elevators		10000.00
	Tuckpointing		10000.00	Tuckpointing		10000.00
Annual	IL25-15 King Apts..			IL25-13 Juniper Towers		
	Cycle Painting		14268.14	Cycle Painting		11908.84
	Upgrade Electrical		5000.00	Upgrade Electrical		11908.84
	Upgrade Plumbing		13596.13	Upgrade Plumbing		11347.95
	Upgrade HVAC		21402.21	Upgrade HVAC		17863.26
	Carpentry		10000.00	Carpentry		1000.00
	Replace Appliances		5000.00	Replace Appliances		5413.11
	Flooring		3242.76	Flooring		2706.55
	Replace Fencing		4864.14	Replace Fencing		4059.83
	Door Replacements		6485.52	Door Replacements		5413.11
	UFAS		15000.00	UFAS		10000.00
	Elevators		10000.00	Elevators		10000.00
	Tuckpointing			Tuckpointing		10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-18 Franklin Apts, Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Tuckpointing		14155.79 14155.79 13489.08 21233.69 10000.00 5000.00 10000.00 4825.84 6434.45 15000.00 10000.00 10000.00	IL25-18 Franklin Apts, Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Tuckpointing		14155.79 14155.79 13489.08 21233.69 10000.00 5000.00 10000.00 4825.84 6434.45 15000.00 10000.00 10000.00
Annual	IL25-19 Perlman Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		11347.10 11347.10 10812.67 10000.00 5157.77 2578.89 3868.33 5157.77 15000.00 10000.00	IL25-19 Perlman Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		11347.10 11347.10 10812.67 10000.00 5157.77 2578.89 3868.33 5157.77 15000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-20 Henrich Homes Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		14492.84 14492.84 13810.24 21739.25 10000.00 6587.65 3293.83 4940.74 6587.65 15000.00 10000.00	IL25-20 Henrich Homes Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		14492.84 14492.84 13810.24 21739.25 10000.00 6587.65 3293.83 4940.74 6587.65 15000.00 10000.00
Annual	IL25-22 Golden Towers II Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		6403.81 6403.81 6102.20 9605.72 2910.82 1455.41 2183.12 2910.82 10000.00 8029.73	IL25-22 Golden Towers II Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators		6403.81 6403.81 6102.20 9605.72 2910.82 1455.41 2183.12 2910.82 10000.00 8029.73
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-23 Robert Flowers Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Tuckpointing		13369.36 12739.68 1000.00 6076.98 3038.49 6076.98 5000.00 10000.00 10000.00	IL25-23 Robert Flowers Cycle Painting Upgrade Plumbing Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Tuckpointing		13369.36 12739.68 1000.00 6076.98 3038.49 6076.98 5000.00 10000.00 10000.00
Annual	IL25-24 Turlington Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Roofing		6000.00 16852.13 16058.42 25000.00 10000.00 7660.06 3830.03 5745.05 7660.06 15000.00 10000.00 10000.00	IL25-24 Turlington Apts. Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Replace Fencing Door Replacements UFAS Elevators Roofing		6000.00 16852.13 16058.42 25000.00 10000.00 7660.06 3830.03 5745.05 7660.06 15000.00 10000.00 10000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-29 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Fencing Door Replacements Lighting		2135.29 2135.29 2034.72 3202.94 3720.58 5000.00 1500.00 5000.00	IL25-29 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Replace Fencing Door Replacements Lighting		2135.29 2135.29 2034.72 3202.94 3720.58 5000.00 1500.00 5000.00
Annual	IL25-30 Wheeling Tower Cycle Painting Upgrade Plumbing Carpentry Flooring Replace Fencing Door Replacements UFAS Elevators Unit Modernization		11234.76 10705.62 5000.00 2553.35 3830.03 5106.71 10000.00 10000.00 15000.00	IL25-30 Wheeling Tower Cycle Painting Upgrade Plumbing Carpentry Flooring Replace Fencing Door Replacements UFAS Elevators Unit Modernization		11234.76 10705.62 5000.00 2553.35 3830.03 5106.71 10000.00 10000.00 15000.00
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009 PHA FY 2010	Work Statement for Year 2012 FFY 2011/ PHA FY 2012			Work Statement for Year 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-31 Noyes Court Cycle Painting Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Windows		11234.76 10705.62 25000.00 10000.00 5106.71 2553.35 5106.71 15000.00 10000.00 10000.00	IL25-31 Noyes Court Cycle Painting Upgrade Plumbing Upgrade HVAC Carpentry Replace Appliances Flooring Door Replacements UFAS Elevators Windows		11234.76 10705.62 25000.00 10000.00 5106.71 2553.35 5106.71 15000.00 10000.00 10000.00
Annual	IL25-98 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Flooring Replace Fencing Door Replacements Lighting		2921.98 2921.98 2784.36 4382.97 4427.24 1000.00 1000.00 1328.17 100000.00	IL25-98 Evanston Scattered Cycle Painting Upgrade Electrical Upgrade Plumbing Upgrade HVAC Carpentry Flooring Replace Fencing Door Replacements Lighting		2921.98 2921.98 2784.36 4382.97 4427.24 1000.00 1000.00 1328.17 100000.00
Statement						

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

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:
The Housing Authority of the County of Cook		IL06R025501-06		2006
		Replacement Housing Factor Grant No:		
		Date of CFFP:		
<input type="checkbox"/> Original Annual Statement: <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account		Total Actual Cost		
Line No.		Total Estimated Cost		Expended
		Original	Revised	Obligated
1	Total Non-CGP Funds	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities ⁴	-	-	-

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 04/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: IL06R025501-06		2006	
Date of CFFP:					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	234,309.00	234,309.00	71,724.22	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 234,309.00	\$ 234,309.00	\$ 71,724.22	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		7/10/09	

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

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						Federal FFY of Grant: 2006
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
IL 25-01 Daniel Bergen	9/30/2012	1/31/2009	9/30/2014			
IL 25-02 John Mackler	9/30/2012	1/31/2009	9/30/2014			
IL 25-03 Robert Allison	9/30/2012	1/31/2009	9/30/2014			
IL 25-04 Richard Flowers	9/30/2012	1/31/2009	9/30/2014			
IL 25-05 Sunrise Apartment	9/30/2012	1/31/2009	9/30/2014			
IL 25-06 Celina Blake	9/30/2012	1/31/2009	9/30/2014			
IL 25-07 Vera Yates	9/30/2012	1/31/2009	9/30/2014			
IL 25-08 Edward Brown	9/30/2012	1/31/2009	9/30/2014			
IL 25-09 Golden Tower I	9/30/2012	1/31/2009	9/30/2014			

Part III: Implementation for Capital Fund Financing Program					
PHA Name: The Housing Authority of the County of Cook					Federal FFY of Grant: 2006
Development Number Narw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
IL 25-10 Lena Canada	9/30/2012	1/31/2009	9/30/2014		
IL 25-11 Huntington Apartments	9/30/2012	1/31/2009	9/30/2014		
IL 25-12 Edward Willet	9/30/2012	1/31/2009	9/30/2014		
IL 25-13 Juniper Tower	9/30/2012	1/31/2009	9/30/2014		
IL 25-15 King Apartments	9/30/2012	1/31/2009	9/30/2014		
IL 25-18 Franklin Apartments	9/30/2012	1/31/2009	9/30/2014		
IL 25-19A Perlman Apartments	9/30/2012	1/31/2009	9/30/2014		
IL 25-19B Scattered Sites	9/30/2012	1/31/2009	9/30/2014		
IL 25-20					

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

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: IL06R025501-07		2007
		Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account		Total Actual Cost		
Line No.		Original	Revised	Obligated
1	Total Non-CGP Funds	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities ⁴	-	-	-

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 04/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: IL06R025501-07		2007	
Date of CFFP:		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	226,450.00	226,450.00	-	-
18bal	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 226,450.00	\$ 226,450.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		<i>[Date]</i>	

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

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						Federal FFY of Grant: 2007
Development Number Namw/HIA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
IL 25-01 Daniel Bergen	9/30/2012		9/30/2014			
IL 25-02 John Mackler	9/30/2012		9/30/2014			
IL 25-03 Robert Allison	9/30/2012		9/30/2014			
IL 25-04 Richard Flowers	9/30/2012		9/30/2014			
IL 25-05 Sunrise Apartment	9/30/2012		9/30/2014			
IL 25-06 Celina Blake	9/30/2012		9/30/2014			
IL 25-07 Vera Yates	9/30/2012		9/30/2014			
IL 25-08 Edward Brown	9/30/2012		9/30/2014			
IL 25-09 Golden Tower I	9/30/2012		9/30/2014			

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 04/30/2011

Part III: Implementation for Capital Fund Financing Program						Federal FFY of Grant: 2007	
PHA Name: The Housing Authority of the County of Cook							
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
IL 25-10 Lena Canada	9/30/2012		9/30/2014				
IL 25-11 Huntington Apartments	9/30/2012		9/30/2014				
IL 25-12 Edward Willet	9/30/2012		9/30/2014				
IL 25-13 Juniper Tower	9/30/2012		9/30/2014				
IL 25-15 King Apartments	9/30/2012		9/30/2014				
IL 25-18 Franklin Apartments	9/30/2012		9/30/2014				
IL 25-19A Periman Apartments	9/30/2012		9/30/2014				
IL 25-19B Scattered Sites	9/30/2012		9/30/2014				
IL 25-20							

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						
Development Number Narw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2007	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Henrich House	9/30/2012		9/30/2014			
IL 25-22						
Golden Towers II	9/30/2012		9/30/2014			
IL 25-23						
Albert Goedke	9/30/2012		9/30/2014			
IL 25-24						
Harvey Apartments	9/30/2012		9/30/2014			
IL 25-29						
Scattered Sites	9/30/2012		9/30/2014			
IL 25-30A						
Wheeling Tower	9/30/2012		9/30/2014			
IL 25-30B						
Scattered Sites	9/30/2012		9/30/2014			
IL 25-31						
Noyes Court	9/30/2012		9/30/2014			
PHA Wide	9/30/2012		9/30/2014			

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

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No:		2008	
		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 21) ³	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-

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 04/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		IL06R025501-08		2008	
Date of CFFP:		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	230,156.00	230,156.00	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 230,156.00	\$ 230,156.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		11/6/09	

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

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2007	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
IL 25-01						
Daniel Bergen	9/30/2012		9/30/2014			
IL 25-02						
John Mackler	9/30/2012		9/30/2014			
IL 25-03						
Robert Allison	9/30/2012		9/30/2014			
IL 25-04						
Richard Flowers	9/30/2012		9/30/2014			
IL 25-05						
Sunrise Apartment	9/30/2012		9/30/2014			
IL 25-06						
Celina Blake	9/30/2012		9/30/2014			
IL 25-07						
Vera Yates	9/30/2012		9/30/2014			
IL 25-08						
Edward Brown	9/30/2012		9/30/2014			
IL 25-09						
Golden Tower I	9/30/2012		9/30/2014			

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 04/30/2011

Part III: Implementation for Capital Fund Financing Program					
PHA Name: The Housing Authority of the County of Cook					Federal FFY of Grant: 2007
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
IL 25-10 Lena Canada	9/30/2012		9/30/2014		
IL 25-11 Huntington Apartments	9/30/2012		9/30/2014		
IL 25-12 Edward Willet	9/30/2012		9/30/2014		
IL 25-13 Juniper Tower	9/30/2012		9/30/2014		
IL 25-15 King Apartments	9/30/2012		9/30/2014		
IL 25-18 Franklin Apartments	9/30/2012		9/30/2014		
IL 25-19A Perلمان Apartments	9/30/2012		9/30/2014		
IL 25-19B Scattered Sites	9/30/2012		9/30/2014		
IL 25-20					

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing Authority of Cook County		Capital Fund Program Grant No: IL 06S02550109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost		Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	4,700,114	4,700,114		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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		FFY of Grant: 2009	
PHA Name: Housing Authority of Cook County		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: IL 06S02550109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	4,700,114	
21	Amount of line 20 Related to LEP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

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		Grant Type and Number	FFY of Grant: 2009
PHA Name: Housing Authority of Cook County		Capital Fund Program Grant No: IL 02500000309F	FFY of Grant Approval:
		Replacement Housing Factor Grant No:	
		Date of CFFP:	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Revised ²	Obligated
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴	8,165,500	8,165,500

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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		FFY of Grant: 2009	
PHA Name: Housing Authority of Cook County	Grant Type and Number Capital Fund Program Grant No: IL 02500000309F Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,165,500	8,165,500
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

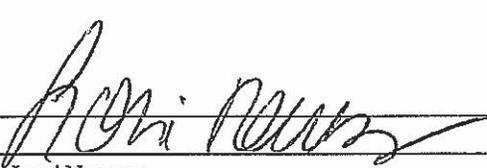
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known:</i> Congressional District, <i>if known:</i> 07	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, <i>if known:</i>	
6. Federal Department/Agency: Housing and Urban Development (HUD)	7. Federal Program Name/Description: Public and Indian Housing (PIH) CFDA Number, <i>if applicable:</i> 14.884	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <div style="text-align: center;">  Signature: _____ Print Name: Lorri Newson Title: Executive Director Telephone No.: (312) 542-4728 Date: 01/14/2010 </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Federal Use Only:	
		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the County of Cook

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

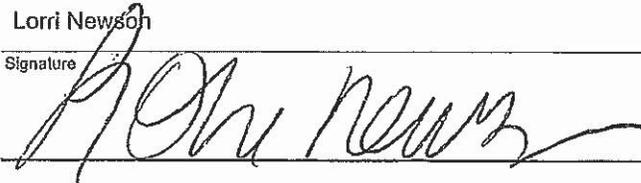
Name of Authorized Official

Lorri Newson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

01/14/2010

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning April 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

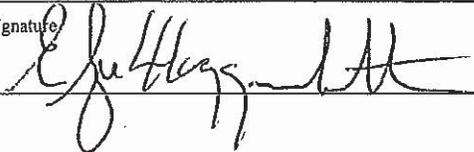
The Housing Authority of the County of Cook
PHA NAME

IL-025
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title:
Elzie Higginbottom	Chair, Housing Authority of the County of Cook Board of Commissioners
Signature	Date
	1/15/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Cook

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Lorri Newson	Title Executive Director
Signature 	Date 01/14/2010

Housing Authority of Cook County – Project List

<p>IL 25-01 / 15 units / Family Daniel P. Bergen (Chicago Heights) 1301 Mason court (Wentworth & 16th Street)</p>	<p>IL 25-15 / 127 units / Senior elevator Armond King (Skokie) 9238 Gross Point Road</p>
<p>IL 25-02 / 37 units / Family John Mackler Homes (Chicago Heights) 1301 Mason court (12th Street & 5th Street)</p>	<p>IL 25-18 / 126 units / Senior elevator Franklin Towers (Franklin Park) 9535 W. Franklin Ave.</p>
<p>IL 25-03 / 35 units / Family / demo phase Robert J. Allson (Summit) 3210 W. 139th Street (75th Street & 63rd Place)</p>	<p>IL 25-19 / 101 units / Senior elevator Jane Perlman (Evanston) 1900 Sherman</p>
<p>IL 25-04 / 100 units / Family Richard Flowers (Robbins) 3210 W. 139th Street (139th Street & Grace Ave.)</p>	<p>IL 25-20 / 129 units / Senior elevator Henrich House (Des Plaines) 1301 Ashland</p>
<p>IL 25-05 / 120 units / Family Sunrise Apartments (Chicago Heights) 1301 Mason court (Field Office)</p>	<p>IL 25-22 / 57 units / Senior elevator Golden Towers II-1706 (Chicago Heights) 1706 East End Drive</p>
<p>IL 25-06 / 100 units / Family Cellina Blake Homes (Ford Heights) 1055 Berkley (Ellis Avenue & 15th Street)</p>	<p>IL 25-23 / 119 units / Senior elevator Albert Goedke (Arlington Heights) 215 Miner</p>
<p>IL 25-07 / 116 units / Family Vera L. Yates (Ford Heights) 1055 Berkley (Field Office)</p>	<p>IL 25-24 / 150 units / Senior elevator Turlington West (Harvey) 15306 Robey</p>
<p>IL 25-08 / 73 units / Senior elevator Edward Brown (Robbins) 3210 W. 139th Street (Field Office)</p>	<p>IL 25-29 / 19 units / Family scattered sites Evanston Scattered Sites (Evanston) 1823, 1825, 1827 Simpson 1421, 1423 Foster 1514 Fowler 2201, 2205, 2209, 2213 Grain 1119, 1121 Dewey 1818, 1820 Main 703, 705, 707, 709 Oakton</p>
<p>IL 25-09 / 70 units / Senior elevator Golden Tower I (Chicago Heights) 1704 East End Drive</p>	<p>IL 25-30 / 100 units / Senior elevator Wheeling Tower (Wheeling) 200 N. Milwaukee</p>
<p>IL 25-11 / 127 units / Senior elevator Huntington Apartments (Niles) 9201 Maryland</p>	<p>IL 25-31 / 100 units / Senior elevator Noyes-Victor Walchirk (Evanston) 2300 Noyes Court</p>
<p>IL 25-12 / 100 units / Senior elevator Edward Willett (Robbins) 3210 W. 139th St. (135th Street & Woodlawn Ave.)</p>	<p>IL 25-98 / 26 units / Family scattered sites Evanston Scattered Sites (Evanston) 508, 510, 512, 514 S. Boulevard 2509, 2513 McCormick 1943, 1941 McDaniel 1818 Oakton 1332 Monroe 1725 Emerson 2401, 2403 Church 1900, 1904 Grand 2111 Crawford 2008 Pratt 2010 Sherman</p>
<p>IL 25-13 / 106 units / Senior elevator Juniper Towers (Park Forest) 350 Juniper</p>	<p>IL 25-99 / 13 units / Family scattered sites Wheeling Scattered Sites (Wheeling) 301 9th Street 450 Stone Street 1471-77 Hintz 303-05 5th Street</p>

2010 Agency Plan Resident Comments/Questions

		HACC's Proposed Changes to ACOP	
Name/Organization	How Comment Received	Question/Comment	Answer
		No Changes.	
Tony Bomar- Section 8 landlord	in person- Meeting 1 on October 12, 2009	I want to know how Section 8 will prevent the delays regarding my section 8 payments. Currently it takes up to 3 months for me to get payments after recertification by the tenants	HACC is currently working on improving the process and reorganize the program for more efficiency. If there is a particular issue with your payments please advise and we can follow up after the meeting.
L. Hessing, Resident in Evanston	Public Hearing 12/14/2009	Why when you have no additional income you raise my rent portion?	If your inquiry is of a personal nature, Asset Management will get back with you in writing. In general, HUD regulations specify the sources of income to include and exclude to arrive at a family's annual income. Once annual income has been established, HUD regulations require the Housing Authority to subtract from annual income any one of five mandatory deductions for which a family qualifies and these may change at the time of annual re-examinations. There is a statutory formula for calculating total tenant payment (TT), the use of utility allowances, and the methodology for determining family rent payment. Also, clients can elect flat rents, or they may elect to pay a tenant's income based rent.
Jean Rogin	Public Hearing 12/14/2009	Contract/agreement signed for Russian immigrants to have subsidized housing, is it open to the public? Is there one? How can I find out?	The wait list for public housing is currently open, but it will close on January 29, 2010. If you are interested in applying, a pre-application can be sent to you, or you may obtain one from the website under www.thehacc.org , click on link under "News and Events".

2010 Agency Plan Resident Comments/Questions

		HACC's Proposed Changes to ACOP	
		No Changes.	
Name/Organization	How Comment Received	Question/Comment	Answer
C. Passmore	Public Hearing 12/14/2009	Should I have looked at the ACOP before coming. I do not know what to ask. Where are we headed for the upcoming year. Overheard talk of demolition?	There are no changes being implemented for the building in which you reside--no plans for demolition or relocation. All residents will be notified of any action on the part of the Authority. The Agency Plan specifies any planned or proposed changes, beginning on page 6
Jean Rogin	Public Hearing 12/14/2009	Applications for this building are now being given out/that is a change a big change, for a long time there were no applications.	The Housing Authority's wait list is currently open. Applications are available and the waiting list is open.

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

		HACC's Proposed Changes to ACOP	
Name/Organization	How Comment Received	Question/Comment	Answer
		No changes.	
John Lazarius, Arlington Heights	Public Hearing 1/5/2010 @ 12:15 p.m.	Are there any medical expenses deducted from income? I never know what is deducted and I want to see it.	There are certain established medical deductions. Unreimbursed medical expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent of annual income. The medical expense deduction is permitted only for families in which the head, spouse or co-head is at least 62 or is a person with disabilities . A copy of the relevant section (Chapter 6, page 30) was forwarded to the requestor.
Delores McNair - Franklin Property	Public Hearing 1/5/2010 @ 12:15 p.m.	Are there physical improvements planned for the upcoming year?	We believe that the annual plan does show that there are maintenance items planned for several properties. The agency is obligated to maintain the buildings. Additionally, the Authority will apply for revitalization grants and possible tax credits to modernize its buildings. Starting on page 7 of the plan you can see any planned capital improvements. If grants are received, there will be meetings to inform the residents.

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

		HACC's Proposed Changes to ACOP	
Name/Organization	How Comment Received	Question/Comment	Answer
		No changes.	
Representative from Harvey	Public Hearing 1/5/2010 @ 12:15 p.m.	Do they know when they plan on closing Celina Blake and Flowers	Demolition applications were sent to HUD in October, of 2009. All planned demolition must first be approved by HUD. It takes HUD 3-6 months to approve. If we do receive the approval, we will have meetings with all the residents of both buildings. You will all receive information re: relocation alternatives, assistance and information on your rights. There will be sufficient time for everyone to find adequate housing.
Niles resident	Public Hearing 1/5/2010 @ 12:15 p.m.	I would like the HACC to organize a speaker to go around to facilities re: emotional abuse. Is there a special agency that cares about this problem? Follow up question: I think that everyone could benefit from having an expert come out and talk about emotional abuse because there is a lot of that.	Social Services are available in your property, and you can organize some functions as well, at your building. Follow up can be made with you, but if you have a particular issue in mind, you can discuss it with your property manager. HACC will work to make contacts to see if agencies can provide seminars, etc., about this issue.

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

HACC's Proposed Changes to ACOP			
Name/Organization	How Comment Received	Question/Comment	Answer
		No changes.	
Edward Brown - Resident	Public Hearing 1/5/2010 @ 12:15 p.m.	I live at Robbins and thought the building was supposed to be only for 62 and over. Are you still going to let younger people in?	The plan shows that there are some properties that are designated as senior properties only. Your building was designated Senior building in April of 2009. HUD allowed the Housing Authority to designate the building as senior only (wherein the head or co-head is 62 and older). Even after the designation, residents that were there before designation, have the right to remain, regardless of age. The next preference on the wait list, even if the building is designated as seniors, would be near elderly and disabled people-- that is the Authority's policy.
Beauty Locke	Public Hearing 1/5/2010 @ 12:15 p.m.	What if one of the seniors I know lost their jobs or homes? What do they do?	The Housing Authority's wait list for public housing is open and will close 1-29-2010. All ages can apply.

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

HACC's Proposed Changes to ACOP	
Name/Organization	How Comment Received
Question/Comment	Answer
No changes.	
I live at Franklin Towers and want to know about the pet policy. I heard thought the grapevine that HACC doesn't allow dogs. Follow up question: Yes I would like to see the policy.	Public Hearing 1/5/2010 @ 12:15 p.m.
The Authority has a pet policy that allows pets in general occupancy developments as well as elderly and/or disabled developments. The Authority has established policies to provide decent, safe and sanitary living environments for all tenants, and thus, the policy has restrictions based on weight, size, and types of animals and how many pets are allowed, for example. The policy is available on the HACC website. (Upon request, the policy was forwarded via regular mail to the requester.(01/11/10)	
We had a person create a fire that was taken out of our building and now that person is back. This is a danger and how is that allowed?	Public Hearing 1/5/2010 @ 12:15 p.m.
Please address the particular issue and person involved with your Property Manager and Asset Manager. The Authority has an obligation to house a family even if there was a fire. The Policy shows that there will be a thorough investigation following an incident such as a fire. If negligence or other action by the tenant caused the damage to the unit, then the Authority will proceed to terminate the tenancy by filing a court action for eviction and possession of the premises.	

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

HACC's Proposed Changes to ACOP	
Name/Organization	How Comment Received
Question/Comment	Answer
No changes.	
What are the parking lot rules with respect to removing cars. I had a friend whose car was towed because she didn't have license tag on vehicle. She was in the nursing home at the time. Can they contact an emergency contact before calling the towing company?	Public Hearing 1/5/2010 @ 12:15 p.m.
Resident had a fire in her unit and had to go back to her burned unit because she had nowhere else to go. She had no personal insurance and certain work had to be done. Who is responsible for this work?	Public Hearing 1/5/2010 @ 12:15 p.m.
We will follow up on the particulars involving this matter. All cars should be registered (paper sticker) and have up-to-date village stickers. If vehicle has not been removed in 30 days, or has broken windows, for example and not fixed, it's considered abandoned. Check with the property manager about the situation. We do have a current lease (if you are out of your apartment for 1 week, notify you property manager). The family needs to communicate with the landlord. There needs to be a two-way street. In order to move forward, we will look further into this incident. Asset Management (Veronica to investigate)	Under policy and lease if the tenant created the situation/ damage, then the tenant will be responsible. If you provide the name to the property manager or the Asset manager, they will investigate this matter. The resident is required to pay if negligent. If the damage is to their unit, then HACC will repair and charge the tenant.

January 5, 2010 - Agency Plan Meeting with RESIDENT ADVISORY BOARD (RAB)

FOLLOWS:

HACC's Proposed Changes to ACOP			
Name/Organization	How Comment Received	Question/Comment	Answer
	No changes.		
Margaret Davis, RAB member	By phone	<p>We are asking the Housing Authority to change its policy or practices and make sure that a tenant and/or the tenant's emergency contact are notified before a vehicle is towed out of the parking lot for any reason, even if the vehicle is in violation of the lease.</p>	<p>All tenants are well advised of an obligation to notify the property manager if they are going to be out of their unit for a considerable amount of time. Additionally, parking lot rules are enforced for everyone's safety. Residents are to abide by the Rules and notify Management if the resident is going to be away for long periods of time. Vehicles are not removed unless there is no sticker, Village permit or is missing license plate, broken windows, etc. All rules will be enforced. However, the towing company will be asked to notify management before removing vehicles from the lots.</p>

From: Caddigan Sharon
Assistant Community Development Director
Village of Streamwood

To: Joseph Martin, Executive Director
Diversity, Inc.

Date: January 14, 2010

Subject: HACC Agency Plan:

Thank you for the opportunity to comment on the Housing Authority of the County of Cook's Agency Plan.

The following are my comments, ideas and suggestions:

On page 2: Notes that HACC must "comply with federal laws, regulations and notices", but states that HACC will only "attempt to affirmatively further fair housing." This seems a contradiction since affirmatively furthering fair housing is a mandatory regulation.

p. 7: Under HACC responsibilities (last item), is a lump sum of all rules and regulations. They should consider a more pro-active statement of its obligations to aid families.

p. 8: Interesting to note that the longest list of 'responsibilities' is attached to participants (13), although HACC is a close second (12); landlords and HUD are at the bottom with 5, and 4 respectively.

p. 14: I think it strange that they note that "steering.." is prohibited. Yet, information (regarding benefit of the program to nontraditional areas) to family and owners is very thin; if there is a concern as to what is steering and what is proper education and outreach, one would think they would better define it. It states information will be provided 'as part of the briefing,' but it doesn't really discuss how.

p. 15: The whole discussion of reasonable accommodations for disabled participants is well done. But, it begs the question of why this kind of discussion can't be replicated for the balance of the program. The document notes that reasonable accommodations are those which don't "place a financial or administrative burden" on the organization (p. 16). It further lists those activities HACC believes are "reasonable accommodations," which (by definition must NOT place a financial or administrative burden) include time extensions for unit search, higher payments, and assistance with families' house searches (p. 16). A good deal of research has shown that it just these elements which can assist families in expanding their housing choice and improving their housing conditions (Del Conte & Kling, 2001; Ludwig, Duncan & Ladd, 2003; Turner & Acevedo-Garcia, 2005). Why wouldn't HACC want to ensure that all HCV participants received this additional support?

I think that the plan could be vastly improved by 1) specifying more clearly and pro-actively how they can aid families in furtherance of improved housing choices; and 2) providing the same level of 'reasonable accommodations' to families, especially those families seeking housing in nontraditional areas, who are often confronted by barriers as entrenched, as the physical barriers confronted by the disabled.

The obstacle to my first suggestion seems embedded in my comments regarding page 14; "furtherance of improved housing choices" is not steering. I consider expanded housing choices as ensuring that families, desperate for housing and possibly myopic as a result, are given the time to truly contemplate their choices. However, I suspect for some policy makers, steering and improved choice are synonymous.

That's unfortunate; because we can never get to the second recommendation if we fail to recognize the value of the first.

I hope you find my comments useful. If any clarification or other information is needed please do not hesitate to contact me.

Sincerely,

Sharon J. Caddigan, PhD, AICP

Village of Streamwood
301 E. Irving Park Road
Streamwood, Illinois 60107
(p) 630.736.3832
(f) 630.837.5690
scaddigan@streamwood.org

Part I: Summary

PHA Name: **The Housing Authority of the County of Cook**

Grant Type and Number: **IL 06 P025 50110**

Capital Fund Program Grant No: **IL 06 P025 50110**

Replacement Housing Factor Grant No: **2010**

Date of CFFP: **2010**

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies					
	<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report					
1	Total Non-CGP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	100,000.00	-	-	-	-
3	1408 Management Improvements	150,000.00	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	350,153.00	-	-	-	-
5	1411 Audit	-	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-	-
7	1430 Fees and Costs	-	-	-	-	-
8	1440 Site Acquisition	-	-	-	-	-
9	1450 Site Improvement	-	-	-	-	-
10	1460 Dwelling Structures	400,306.00	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-	-
12	1470 Non dwelling Structures	-	-	-	-	-
13	1475 Non dwelling Equipment	-	-	-	-	-
14	1485 Demolition	1,200,000.00	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-	-
16	1495.1 Relocation Costs	350,000.00	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-	-

Part I: Summary		Grant Type and Number		FFY of Grant:
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:
The Housing Authority of the County of Cook		IL 06 P025 50110		2010
Reserve for Disasters/Emergencies <input type="checkbox"/>		Replacement Housing Factor Grant No:		
Performance and Evaluation Report for Program Year Ending <input type="checkbox"/>		Date of CFFP:		
Revised Annual Statement (revision no.2) <input type="checkbox"/>		Signature of Public Housing Director		Date
Final Performance and Evaluation Report <input type="checkbox"/>				
Summary by Development Account		Total Estimated Cost		Total Actual Cost
Line No.		Original	Revised	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	Expended -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	845,512.43	-	-
19	1502 Contingency (may not exceed 8% of line 20)	105,560.57	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,501,532.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date
				1/14/2010

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

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50110 CFFP (Yes/No): Replacement Housing Factor Grant No:				2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL 25-01 Daniel Bergen	No jobs for this development			-	-			
IL 25-02 John Mackler	No jobs for this development			-	-			
IL 25-03 Robert Allison	No jobs for this development			-	-			
IL 25-04 Richard Flowers	No jobs for this development			-	-			
IL 25-05 Sunrise Apartments	No jobs for this development			-	-			
IL 25-06 Celina Blake	Demolition Relocation	1485 1495		600,000.00 175,000.00	- -			
IL 25-07 Vera Yates	No jobs for this development			-	-			
IL 25-08 Edward Brown	No jobs for this development			-	-			
				-	-			
				-	-			

Part III: Implementation for Capital Fund Financing Program

PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant:	2010
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
IL 25-01 Daniel Bergen	2012		2014				
IL 25-02 John Mackler	2012		2014				
IL 25-03 Robert Allison	2012		2014				
IL 25-04 Richard Flowers	2012		2014				
IL 25-05 Sunrise Apartment	2012		2014				
IL 25-06 Celina Blake	2012		2014				
IL 25-07 Vera Yates	2012		2014				
IL 25-08 Edward Brown	2012		2014				
IL 25-09 Golden Tower I	2012		2014				

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						Federal FFY of Grant: 2010
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-10 Lena Canada	2012		2014			
IL 25-11 Huntington Apartments	2012		2014			
IL 25-12 Edward Willet	2012		2014			
IL 25-13 Juniper Tower	2012		2014			
IL 25-15 King Apartments	2012		2014			
IL 25-18 Franklin Apartments	2012		2014			
IL 25-19A Perlman Apartments	2012		2014			
IL 25-19B Scattered Sites	2012		2014			
IL 25-20 Henrich House	2012		2014			

Part III: Implementation for Capital Fund Financing Program						
PHA Name: The Housing Authority of the County of Cook						Federal FFY of Grant: 2010
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-22 Golden Towers II	2012		2014			
IL 25-23 Albert Goedke	2012		2014			
IL 25-24 Harvey Apartments	2012		2014			
IL 25-29 Scattered Sites	2012		2014			
IL 25-30A Wheeling Tower	2012		2014			
IL 25-30B Scattered Sites	2012		2014			
IL25-31 Noyes Court	2012		2014			
CMO	2012		2014			
PHA Wide	2012		2014			



HOUSING AUTHORITY OF THE COUNTY OF COOK

175 W. Jackson Blvd., Suite 350 • Chicago, IL 60604-3042

Fax: (312) 939-4727

January 14, 2010

Elzie Higginbottom
Chairman

Alicia R. McCray
Vice Chairman

Karen R. Chavers
Treasurer

Edna Carter
Commissioner

James L. Jones
Commissioner

Joseph Martin
Commissioner

Lorri Newson
Executive Director

The Honorable Todd H. Stroger
President, Cook County Board of Commissioners
County Building- Room 537
Chicago, IL 60602

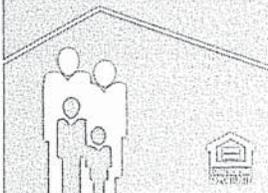
Dear President Stroger:

In compliance with HUD regulations, on an annual basis, the Housing Authority of the County of Cook (HACC) is required to prepare, publicly post, and forward to HUD, a Five-Year and Annual Plan. The Five-Year Plan is prepared along with the County Consolidated Plan as a part of the Housing Element. As a part of our annual submission, we need to obtain your signature that the HACC Plan is consistent with the County of Cook Consolidated Plan. Since the Five-Year Plan for the County of Cook has not changed since last year, and since we have not changed our Five-Year Plan since last year, we would appreciate your signature on the attached certification.

The deadline to submit this form is January 15, 2010.

Sincerely,

Lorri-Newson
Executive Director





HOUSING AUTHORITY OF THE COUNTY OF COOK

175 W. Jackson Blvd., Suite 350 • Chicago, IL 60604-3042

Fax: (312) 939-4727

January 14, 2010

Elzie Higginbottom
Chairman

Alicia R. McCray
Vice Chairman

Karen R. Chavers
Treasurer

Edna Carter
Commissioner

James L. Jones
Commissioner

Joseph Martin
Commissioner

The Honorable Todd H. Stroger
President, Cook County Board of Commissioners
County Building- Room 537
Chicago, IL 60602

President Stroger:

Please execute the attached *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan* form that HACC is required to submit to HUD in connection with its 2010-2011 Annual PHA Plan on January 15, 2010.

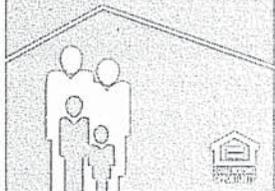
If you have any questions, please feel free to contact me at 312-542-4851.

Thank you so much for your continued assistance and support.

Sincerely,

Lorri Newson
Executive Director

Lorri Newson
Executive Director



Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Todd Stroger the President of the Board of the County of Cook certify that the Five Year and
Annual PHA Plan of the Housing Authority of the County of Cook is consistent with the Consolidated Plan of
County of Cook prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official