

1.0	PHA Information PHA Name: <u>Village of Oak Park Housing Authority</u> PHA Code: <u>IL103000001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>198</u> Number of HCV units: <u>477</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Mission of the Oak Park Housing Authority is to provide low income, very low income, and extremely low households and families of all ages, races, and backgrounds with affordable, safe and sanitary housing while complying with HUD Federal Regulations and working within the Village of Oak Park's housing values, policies, and standards.				

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 goals established by The Oak Park Housing Authority in support of its mission are as follows:

1. PHA Goal: Increase affordable housing opportunities for Oak Park's low income residents.

2. PHA Goal: Continue to effectively utilize HUD funds for the improvement of Mills Park Tower (Senior/Disabled low rent public housing), 1- bedroom units with 188 units designated as senior and 10 units designated as non-elderly disabled.

Objectives:

- a. Continue to modernize building apartments to affect quality of life.
- b. Improve energy efficiency through a capital fund modernization and replacement program
- c. Create 10 accessible units to meet UFAS requirements
- d. Modernize and improve aging infrastructure through the capital fund program
- e. Monitor budgets and expenditures more effectively to improve cost controls

3. PHA Goal: Improve the overall quality of Mills Park Tower (low rent public housing)

Objectives:

- a. Improve physical inspection score under PHAS to maintain high performer status
- b. Improve management operation to create faster unit turnaround.
- c. Maintain customer satisfaction survey results
- d. Improve rent collections to improve fiscal strength

4. PHA Goal: Improve the quality of life for residents at Mills Park Tower

Objectives:

- a. Maintain relationships with partner agencies in Oak Park to provide services to families at Mills Park Tower.
- b. Work with Resident Council to provide community activities and social interaction with residents of Mills Park Tower.
- c. Maintain resident satisfaction. As a high performer Mills Park Tower received a score of 10 out of a possible 10.
- d. Apply for NOFA (Ross Grant) to receive funds to finance a Service Coordinator position at Mills Park Tower

5. PHA Goal: Maintain full utilization of vouchers and funding for the Housing Choice Voucher Section 8 Programs.

Objectives:

- a. Maintain relationships with participating program owners/landlords.
- b. Continue to work with program participants to provide excellent customer service and accurate rent calculation.
- c. Closely monitor utilization of funds and the issuance of vouchers to maintain full utilization.

6. PHA Goal: Increase the availability of affordable housing within the Village of Oak Park.

Objectives:

- a. Continue to provide Section 8 resources through Oak Park on a scattered, non-concentrated basis.
- b. Work with OPHA's community partners to determine the feasibility of increasing Oak Park's housing stock, and make available additional rental units within Fair Market Rents and scattered throughout the community.

PHA Plan Update

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

The Oak Park Housing Authority will revise their ACOP, Admissions and Continued Occupancy Policy, to include the recently approved Designated Housing Plan for Mills Park Tower (low rent public housing). The Policy will be revised and presented to the PHA Board for approval.

HUD approved Designated Housing Plan See attachment A

(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 Oak Park Housing Authority will make copies of the 5-Year and Annual PHA Plan available at the main administrative offices located at 21 South Blvd., Oak Park, Illinois, 60302, at Mills Park Tower, 1025 Pleasant Place, Oak Park, Illinois, 60302 and on the Oak Park Housing Authority Web Site (oakparkha.org).

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures

The PHA's policies that govern resident or tenant eligibility, selection, and admissions including preferences are contained in the Admissions and Continued Occupancy Policy for Mills Park Tower (low rent public Housing) and in the Administrative Plan for the Housing Choice Voucher Program. These Plans also address procedures for maintaining public housing and site based waiting lists. Included are current waiting lists for the Housing Choice Voucher Program and Mills Park Tower (Low Rent Senior and Disabled Housing).

The OPHA is currently revising the ACOP for public housing to reflect the recently HUD approved Designated Housing Plan for Elderly and Disabled Families. Once the revisions are complete and a Board resolution approving the revisions is complete a copy of the revised ACOP will be submitted to the local field office.

2.

**FINANCIAL RESOURCES:
Planned Sources and Uses**

SOURCES	PLANNED DOLLARS	PLANNED USES
1. Federal Dollars (FY 2009)		
a. Public Housing Operating Fund	\$454,510	
b. Public Housing Capital Fund	\$ 218,851	Dwelling Structure Improvements
c. Annual Contributions/Section 8 Tenant Based Assistance	\$ 4,240,760	
2. Prior Year Federal Grants (unobligated funds only)		
IL06P103-501-08	\$85,477	Dwelling Structure Improvements
IL06S103-501-09	\$219,557	Dwelling Structure Improvements
3. Public Housing Dwelling Rental Income	\$511,625	Tenant Rents
4. Other Income (non Federal)		
Laundry Income	\$12,500	
Antenna Lease	\$7,200	
TOTAL RESOURCES	\$ 5,750,480	

6.0

- 3. Rent Determination. No Revisions** A statement of policies of the PHA governing rents charged for public housing and HCV dwelling units
- 4. Operation and Management- No Revisions.** The OPHA's HCV program and Public Housing Program are both high performers under the SEMAP and PHAS systems respectively. Customer satisfaction continues to be a priority. The OPHA conducts move-in, move-out, and annual inspections electronically with hand held computers that interface with current software programs to generate work orders and address maintenance issues in residents' apartments. Tenant handbooks are presented to all tenants moving into the property explaining procedures and responsibilities. Public housing building inspections are conducted regularly and preventative maintenance is performed on machinery, plumbing and emergency equipment. All equipment required to be inspected by State and Local Authorities are inspected and Certificates of Inspections are posted. Pest control inspections are conducted quarterly by a licensed accredited pest control company. If any infestation is cited, it is treated and revisited until remedied.
- 5. Grievance Procedures- No Revisions** The OPHA responds promptly to grievances or complaints from residents or applicants.
- 6. Designated Housing for Elderly and Disabled Families.** The Oak Park Housing Authority submitted to HUD a Designated Housing Plan for Mills Park Tower, IL103 (Low Rent Public Housing, 198 1-bedroom units, asking for 188 units to be designated as elderly and 10 units for non-elderly disabled. The Plan was received by HUD on June 17, 2009 and the OPHA received an approval letter on August 12, 2009. **See Attachment IL103a01**
- 7. Community Service and Self Sufficiency-No Revisions.** Mills Park Tower (low rent public housing), residents have services and programs available to them through community partners. Oak Park Senior Services offers transportation, "Meals on Wheels" (a delivered meal program for those not ambulatory), and a nutritional lunch program for those who want a social setting to interact. They also do counseling and have an arts and crafts program for seniors. The Oak Park Public Library delivers books to the Mill Park Tower library monthly on a rotation basis.
- Mills Park Tower has developed and maintained computer labs to allow residents to seek necessary information for health, government programs and entitlements. Residents are able to stay in touch and communicate through e-mail with friends and family members.
- 8. Safety and Crime Prevention- No Revisions** The OPHA's public housing (Mills Park Tower) is for seniors and persons with disabilities, therefore a fragile population, and safety is a priority. A police sub-station is maintained in the building for use by the local beat officers. In cooperation with the Oak Park Police Department safety talks are held regularly. The building has 16 camera monitored security system that is digitally recorded and has the capability of being viewed on site or at the local police department. The Oak Park Fire Department also holds Fire Safety talks on a regular basis as do many other partner agencies in the community.
- Carbon Monoxide Detector Policy-** In compliance with the Illinois Public Act 094-0741, effective January 1, 2007, The Oak Park Housing Authority has insured landlords participating in the Housing Choice Voucher Program install carbon monoxide detectors in all dwelling units within 15 feet of every room used for sleeping purposes. It is the responsibility of the owner of the 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 tenants dwelling unit.
- The OPHA has also ensured that all public housing, (low rent), dwelling units have at least one approved carbon monoxide detector within 15 feet of every sleeping room. These carbon monoxide detectors are hard wired and maintained by management.
- 9. Pets- No Revisions.** The OPHA allows pets in Mills Park Tower (low rent public housing). Tenants are permitted to maintain one pet in their dwelling unit. Pets are restricted to smaller domesticated animals as follows: dog, cat, caged bird, fish, rabbit, or turtle. Reptiles other than turtles are not considered pets.
- 10. Civil Rights Certification.** The OPHA has examined its programs and proposed programs and has found no impediments to fair housing choice. The OPHA's annual plan is consistent with the Village of Oak Park's Consolidated Plan.
- 11. Fiscal Year Audit.** The OPHA is required to conduct an audit. The most recent audit completed is 2008. There were no findings as a result of the audit. The Audit was submitted to the local HUD field office.

	<p>12. Asset Management- No Revisions. The Oak Park Housing Authority has one AMP Number, IL103000001, (Mills Park Tower) under public housing. This property is a 198, unit high-rise. All inventory, materials, and labor is related to that site. The OPHA applies for operating subsidy grants, capital improvements, rehabilitation, and modernization for that public housing property.</p> <p>13. Violence Against Women Act (VAWA)</p> <p>The Oak Park Housing Authority (OPHA) in compliance with the Violence Against Women Act will protect tenants and family members who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The OPHA and all owners participating in the Section 8HCV Program will comply with this law. The OPHA is required to notify tenants of their rights under this law and to notify owners of the requirements. A notice to tenants is included in the Resident Handbook for Mills Park Tower provided to them at move-in.</p> <p>The law provides that criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance to the victim or threatened victim of that abuse.</p> <p>In responding to incidents of violence that may affect a tenant's participation in the program, the OPHA may request in writing, within 14 days of the request, that individuals complete, sign and submit HUD-5066 Certification of Domestic Violence, Dating Violence or Stalking form. The OPHA will assist the tenant or family member find counseling with partner agencies within the community.</p> <p>If the individual does not provide the HUD Certification form or information that may be used in lieu of the certification by the 14th business day, none of the protections of the ACT will apply.</p> <p>The OPHA has regularly scheduled talks given by Oak Park Senior Services and Age Options, (Oak Park community agencies).</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The OPHA administers six Homeownership Vouchers under project IL103. The OPHA has established guidelines for the Homeownership Program and those guidelines are found in the Administrative Plan under chapter 11.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>The OPHA is applying for capital funds with respect to this 5-Year and Annual Plan.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The Oak Park Housing Authority has open the following capital fund grants for Mills Park Tower.</p> <p>Capital Fund Program Annual Statement for 2010 as part of the 5 year plan– see attachment B Capital Fund Performance and Evaluation Report 2009– see attachment C Capital Fund Performance and Evaluation Report 2009 Recovery Act – see attachment D Capital Fund Performance and Evaluation Report 2008 – see attachment E Capital Fund Performance and Evaluation Report 2007 – see attachment F</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>The Oak Park Housing Authority has included the HUD form 50075.2, 5-year action plan for 2010-2014.</p> <p>Capital Fund 5 year action plan – see attachment G</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>

9.0

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.

The OPHA has included the Village of Oak Park's housing needs information from their 5 Year Consolidated Plan and 2010 Annual Plan. See Attachment H

A. HOUSING NEEDS OF FAMILIES ON THE PHA'S SECTION 8 TENANT BASED ASSISTANCE WAITING LIST

WAITING LIST INFORMATION	# OF FAMILIES	% OF TOTAL FAMILIES	ANNUAL TURNOVER
Waiting List Total	1548		31
Elderly Families	72	5%	
Families with disabilities	518	33%	
Race/Ethnicity - White	8	1%	
Race/Ethnicity-Black	1367	88%	
Race/Ethnicity-hispanic	113	7%	

Note: The Housing Choice Voucher Section 8 tenant based waiting list is currently closed. The PHA does not expect the waiting list to re-open this year. The waiting has been closed for 66 months.

B. HOUSING NEED OF FAMILIES ON PHA'S PUBLIC HOUSING WAITING LIST

NOTE: The Mills Park Tower , Public Housing, site based waiting list remains open for seniors and persons with disabilities

	# Families	% of total families	Annual turnover
Waiting list total	191		28
Extremely low income <=30% AMI	152	80%	
Very low income >30% but<50% AMI	28	15%	
Low Income >50% but <80% AMI	11	5%	
Elderly families	161	84%	
Families with Disabilities	30	16%	
Race/Ethnicity-white	71	37%	
Race/Ethnicity-black	113	59%	
Race/ethnicity-hispanic	2	1%	
Race/ethnicity-other	5	3%	
Characteristics by bedroom size (Public housing)			
1 BR	198	100%	
2 BR			

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 housing stock within the Village of Oak Park does not consist of affordable rental units of 3 to 5 bedrooms. This is a consistent problem our Housing Choice Voucher program participants and applicants face when searching for units of that size. The Oak Park Housing Authority is working with the Village of Oak Park to address issues of affordability, supply, quality, accessibility, and size of units within Oak Park.</p> <p>The OPHA's low rent public housing, Mills Park Tower, is addressing a shortage of accessible units by rehabbing 5% of the 1-bedroom units to meet the Uniform Federal Accessibility Standards. The Occupancy rate remains above 97% and unit turnaround time is kept to a minimum as tenants are selected from the waiting list.</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>The OPHA has been able to maintain a High Performer status in the Low Rent Public Housing and the Housing Choice Voucher programs for many years. The Homeownership Programs has been a success for several years with no defaults. The OPHA has been able to assist its residents when needed both physiologically and socially with the help of partner agencies in the village. The housing provided by the OPHA reflects the diverse population of the Village of Oak Park.</p> <p>The OPHA, Mills Park Tower, low rent public housing, has been participating in the Capital Fund Program offered by HUD and has successfully completed the following modernization projects over the past several years.</p> <ol style="list-style-type: none"> 1. Modernize elevators of the 19 story high-rise. 2. Repaving of parking lots with ADA accessible ramps. 3. Modernize 19 floors of common hallways complete with wall coverings, carpeting , and energy efficient lighting. 4. Replace 18 stories of common hallway windows with energy efficient low-e glass. 5. Modernize 118 apartment kitchens of the 198 one-bedroom units at Mills Park Tower. 6. Replace two roof top HVAC units that provide heat and air conditioning to common hallways. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant amendments and substantial deviations/modifications to the plan are defined as any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan. Additional changes are as follows:</p> <ol style="list-style-type: none"> a. Oak Park Housing Authority's approved designated plan for Mills Park Tower (low rent public housing). Mills Park Tower will revise the Admissions and Continued Occupancy Policy with regard to with board resolution and submit the ACOP to HUD for review. b. Mills Park Tower will rehabilitate 5% of its 198, 1 bedroom units, to meet the requirement of the Uniform Federal Accessibility Standards. <p>(c) Special Procurement Procedures relating to American Recovery and Reinvestment Act Capital Fund Formula Grants. The 2009 American Recovery and Reinvestment Act Capital Fund Grant, IL06S10350109, will be obligated and expended within a 12 month period through the competitive bidding process. The Oak Park Housing Authority has contracted to modernize 50 apartment kitchens, which were included in the 2005-2009 PHA 5-Year Plan.</p> <p>See attachment "K" Procurement Addendum</p> <p>A copy of the Oak Park Housing Authority's Procurement Policy was submitted by e-mail to Al ease.Thomas@hud.gov as required on October 13, 2009.</p>

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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>(f) Resident Advisory Board discussion and comments- Housing Choice Voucher Program. See attachment I</p> <p>Resident Advisory Board discussion and comments – Mills Park Tower (low rent public housing). See attachment J</p> <p>(g) On September 18, 2009 a public hearing was held at Oak Park Village Hall to hear comments on the Public Housing Agency 5-Year Plan. There were no challenged elements.</p> <p>(h) HUD form 50075.1 is included as attachment B</p> <p>(i) HUD form 50075.2 is included as attachment G</p>
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ATTACHMENT A

THE OAK PARK HOUSING AUTHORITY

DESIGNATED HOUSING PLAN

AS APPROVED BY HUD



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

AUG 12 2009

Mr. Edward Solan
Executive Director
Oak Park Housing Authority
21 South Boulevard
Oak Park, IL 60302

Dear Mr. Solan:

This letter is in response to the Oak Park Housing Authority's (OPHA) proposed Designated Housing Plan (Plan) that was received in HUD's Office of Public and Indian Housing (PIH) on June 17, 2009. The Plan proposes to designate a total of 188 units for elderly only, representing 95 percent of the OPHA's total public housing inventory at the development noted below:

Development Name	Development Number	Bedroom Type Proposed for Designation				Total Units Proposed for Designation	Total Public Housing Units
		0-BR	1-BR	2-BR	3-BR		
Mills Park Tower	IL103000001	0	188	0	0		
Total		0	188	0	0	188	
Total PH units in inventory							198

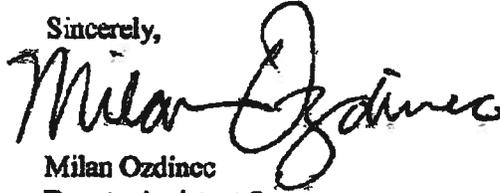
The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937, as amended, and Notice PIH 2009-23 (HA). The Department reviewed information provided by the Chicago HUD Office of Public Housing.

Based on the information available to the Department, the Plan is approved. The Plan will be in effect for 5 years from the date of this letter. Prior to the expiration of the Plan, the OPHA may apply to extend the Plan for an additional 2-year increment.

Thank you for your interest in the Department's programs. If you have any questions, please contact Renee Kneppar, Housing Program Specialist, Public Housing and Occupancy Division, at (202) 462-6263.

The Department wishes the OPHA success in implementing its Plan

Sincerely,



Milan Ozdincc
Deputy Assistant Secretary
for Public Housing and Voucher Programs

cc: Steven Meiss, Director of the Chicago HUD Office of Public Housing

ATTACHMENT B

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 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 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Oak Park Housing Authority		Capital Fund Program Grant No: IL06P10350110 Replacement Housing Factor Grant No: Date of CFFP: 2010		FFY of Grant Approval:	
Type of Grant	Original Annual Statement and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:)	Total Actual Cost ¹	
Line	Summary by Development Account	Original	Obligated	Revised ²	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$10,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$17,000			
5	1411 Audit	\$2,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$205,000			
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				

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: 2010 FFY of Grant Approval:		
PHA Name: Osk Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P10350110 Replacement Housing Factor Grant No: Date of CFPP:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Type of Grant		Reserve for Disasters/Emergencies		
<input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Original	Revised ²	Total Actual Cost ¹	Expended
18a	1501 Collateralization of Debt Service paid by the PHA			
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)		\$10,000	
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$250,500	
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		\$60,000	
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures		\$125,000	
Signature of Executive Director <i>Edward A. O...</i>		Date	10/12/09	
Signature of Public Housing Director		Signature of Public Housing Director		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 II: Supporting Pages									
PHA Name: Oak Park Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P10350110 CFPP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL10300001 Mills Park Tower	Operations	1406		\$10,000					
IL10300001 Mills Park Tower	Administration- Mod Coordinator - Employee to monitor contract and constructions activities	1410		\$13,000					
IL10300001 Mills Park Tower	Administration- Executive Director- monitor contract activities	1410		\$2,000					
IL10300001 Mills Park Tower	Administration - Finance Director - Accounting and reports related to CFP activities	1410		\$2,000					
IL10300001 Mills Park Tower	Fees and Costs	1430		\$6,000					
IL10300001 Mills Park Tower	Audit Costs	1411		\$2,500					
IL10300001 Mills Park Tower	Dwelling Structure- Replace common ground floor windows to Low-E glass with thermo breaks for energy efficiency and replace north first floor entrance with new insulated framing, low-E Glass and security hardware.	1460		\$125,000					

ATTACHMENT C

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2009

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		PHA Name: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No. IL06P10350109 Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval:	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Original	Revised ²		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		\$15,000	\$10,000			
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		\$21,000	\$16,000			
5	1411 Audit		\$2,000	\$2,000			
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$10,000	\$8,000			
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		\$187,000	\$182,851			
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						

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: Oak Park Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: IL06P10350109 Replacement Housing Factor Grant No: Date of CFP:			
<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 - 9/8/2009) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised ²
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)		Expended
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$235,000	\$218,851
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 <i>Edward De</i>		Date 10/12/09	Signature of Public Housing Director
			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.
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⁴ RHF funds shall be included here.

ATTACHMENT D

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2009 RECOVERY ACT GRANT

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		PHA Name: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: JL06S10350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
------------------------	--	---	--	---	--	---	--

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	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 J Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 J Relocation Costs						
17	1499 Development Activities ⁴						

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: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06SI0350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Line	Type of Grant	Performance and Evaluation Report for Period Ending:	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$277,915		0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		<i>Sumner</i>	Date 10/12/2009	Signature of Public Housing Director		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.

ATTACHMENT E

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2008

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	
PHA Name: Oak Park Housing Authority		Capital Fund Program Grant No.: IL06P10350108 Replacement Housing Factor Grant No.: Date of CFP:	
FFY of Grant: 2008		FFY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/03/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$10,000	0	0	0
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)			\$17,000		\$17,000	\$5,000
5	1411 Audit			\$2,500		\$2,500	\$2,500
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$5,000		0	0
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			\$185,057		\$114,580	10,772
11	1465 J Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 J Relocation Costs						
17	1499 Development Activities ⁴						

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: 2008	
PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P10350108 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

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

Performance and Evaluation Report for Period Ending: 08/03/09

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	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)		\$219,557		\$134,080	\$18,272	
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 <i>Ernie De</i>		Date	Signature of Public Housing Director		Date		
		10/12/09					

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.

ATTACHMENT F

**CAPITAL FUND PROGRAM
PERFORMANCE EVALUATION REPORT**

HUD FORM 50075.1

YEAR 2007

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: 2007	
PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P103501-07 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Summary by Development Account	Original	Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
					Total Estimated Cost	Revised ²	
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)	\$20,000		\$20,000	\$20,000
5			1411 Audit	\$2,000		\$2,000	\$2,000
6			1413 Liquidated Damages				
7			1430 Fees and Costs	\$2,500		\$2,500	\$2,500
8			1440 Site Acquisition				
9			1450 Site Improvement				
10			1460 Dwelling Structures	\$183,520		\$183,520	\$183,520
11			1465.1 Dwelling Equipment—Nonependable				
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				

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

PHA Name: Oak Park Housing	Grant Type and Number Capital Fund Program Grant No: IL06P103501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: _____
 Revised Annual Statement (revision no: _____)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	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)		\$208,020		\$208,020	\$208,020	\$208,020
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 <i>Sharon De</i>		Date	Signature of Public Housing Director		Date		
		10/2/09					

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.
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⁴ RHF funds shall be included here.

ATTACHMENT G

CAPITAL FUND PROGRAM

HUD FORM 50075.2

5-YEAR WORK STATEMENT

PARTS I, II, & III

YEARS 2010 - 2014

ATTACHMENT IL103g01

Part I: Summary

PHA Name/Number	Work Statement for Year 1 FFY 2010	Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2013	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2014
		Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012		
A. Development Number and Name IL103000001 Mills Park Tower					
B. Physical Improvements Subtotal	Assess. Statement	\$223,000	\$215,000	\$228,000	\$232,000
C. Management Improvements		0	\$10,000	0	0
D. PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E. Administration		\$18,000	\$20,000	\$21,000	\$23,000
F. Other - fees and costs		\$5,000	\$5,000	\$6,000	\$5,000
G. Operations		\$20,000	\$20,000	\$20,000	\$20,000
H. Demolition		0	0	0	0
I. Development		0	0	0	0
J. Capital Fund Financing - Debt Service		0	0	0	0
K. Total CFP Funds		\$266,000	\$270,000	\$275,000	\$280,000
L. Total Non-CFP Funds		0			
M. Grand Total		\$266,000	\$270,000	\$275,000	\$280,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2			Work Statement for Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
IL103000001 Mills Park Tower – Renovate two 1-bedroom apartments to meet UFAS requirements			\$60,000	IL103000001 Mills Park Tower – Renovate two 1-bedroom apartments to meet UFAS requirements		\$60,000
IL103000001 Mills Park Tower – Remove and replace 1 elevator motor and controls for freight car in the 19 story high-rise.			\$30,000	IL103000001 Mills Park Tower – Replace apartment electric baseboard heaters and thermostats with energy efficient baseboard heaters in 100 apartments		\$100,000
IL103000001 Mills Park Tower – Remove and replace main front entry vestibule and rear entry with automatic sliding doors			\$80,000	IL103000001 Mills Park Tower – 150 electric stoves where needed with energy star labeled stoves		\$55,000
IL103000001 Mills Park Tower – Remove and replace west side community benches and concrete, add benches to east side of building			\$15,000			
IL103000001 Mills Park Tower – Modernize laundry room- counter tops, fixtures, ceiling, floors, decorating, dryer venting and supply lines			\$38,000			

ATTACHMENT H

HOUSING NEEDS STATEMENT

VILLAGE OF OAK PARK

Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total			
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal	
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				
52. Elderly	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
53. Frail Elderly	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
54. Persons w/ Severe Mental Illness	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
55. Developmentally Disabled	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
56. Physically Disabled	2671	340	2331	403	0	0	0	0	0	0	0	0	0	0	0	403	0%
57. Alcohol/Other Drug Addicted	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
58. Persons w/ HIV/AIDS & their families	190	11	179	0	0	0	0	0	0	0	0	0	0	0	0	0	####
59. Public Housing Residents	372	198	174	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	3233	549	###	403	0	0	0	0	0	0	0	0	0	0	0	403	0%
60. Elderly	162	162	0	162	0	0	0	0	0	0	0	0	0	0	0	162	0%
61. Frail Elderly	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
62. Persons w/ Severe Mental Illness	102	102	0	102	0	0	0	0	0	0	0	0	0	0	0	102	0%
63. Developmentally Disabled	-	-	####	2	0	0	0	0	0	0	0	0	0	0	0	2	0%
64. Physically Disabled	-	-	####	0	0	0	0	0	0	0	0	0	0	0	0	0	####
65. Alcohol/Other Drug Addicted	48	48	0	48	0	0	0	0	0	0	0	0	0	0	0	48	0%
66. Persons w/ HIV/AIDS & their families	202	202	0	75	0	0	0	0	0	0	0	0	0	0	0	75	0%
67. Public Housing Residents	198	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	712	712	###	389	0	0	0	0	0	0	0	0	0	0	0	389	0%

ATTACHMENT- I

**RESIDENT ADVISORY BOARD
MEETING - 2009**

**OAK PARK HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM**

ATTACHMENT - I

Resident Advisory Board Meeting 2009

Oak Park Housing Authority
Housing Choice Voucher Section 8 Program
Resident Advisory Board Meeting
Held on Wednesday, August 19, 2009 at 1:30 p.m., and 7:00 p.m.

1) Introduction of Staff (Ken Southward)

- Ed Solan: Executive Director
- Ken Southward: Director of the Housing Choice Voucher Program
- Stacia Doctor: Case Manager
- Thomas P. Nichol: Case Manager
- Nilza Rodriguez: Case Manager

2) What's New

Implementations made since our last meeting

- a) Revisions to our Administrative Plan.
 - Each family must have a head of household who is an adult or an emancipated minor at the time that it submits its pre-application.
 - If a Mainstream Housing Opportunity for Persons with Disabilities waiting list applicant qualified for a Residency Preference at the time the pre-application was submitted to the OPHA and the applicant no longer qualifies for the Residency Preference as a result in a change in residence or employment, the Mainstream waiting list applicant will maintain their Residency Preference.
- b) Use of HUD's Enterprise Income Verification (EIV) as the main source to verify income.
 - First source to verify income will be EIV.
 - EIV will also notify the Housing Authority if a household member is part of another household.
 - EIV reports on every member in household who has a Social Security number.
 - During the annual re-certification interview, the participant will have an opportunity to review the EIV Report and then sign a Tenant EIV Certification to agree or disagree with the information in the EIV Report.
- c) Child Support Verification.

3) Section Eight Voucher Reform Act (SEVRA) of 2007

Ken Southward explained the changes that may be made to the HCVP as a result of SEVRA as it pertains to Inspections, Income Review and Adjusted Income.

4) Revision to the Administrative Plan

Recommended Changes to the Oak Park Housing Authority's Section 8 Housing Choice Voucher Programs Administrative Plan

Chapter 9, Part B. Owner Rent, Rent Reasonableness and Payment Standards, section 5. Exception Payment Standards

Currently the Administrative Plan states: HUD has authorized the OPHA to establish a Payment Standard of 120% of the published FMR for all 3 bedroom units and higher in OPHA's jurisdiction. The exception Payment Standard is subject to review and renewal by HUD.

Recommended Change: The exception Payment Standard is subject to review, approval, and renewal by the HUD Field Office.

Ken Southward asked if there were any questions regarding the changes that were made since our last meeting. There were no questions regarding the changes made since last year.

5) Suggestions for 2010 Annual Plan

No comments or suggestions were given for the 2010 Annual Plan.

6) Question/ Answers (all question were asked by Housing Choice Voucher participants)

Question: R. London: I received a letter from SSA and it said that I would have a reduction in benefits in 2010. Is this true?

Answer: Ken Southward: I'm not sure, typically SSA gives an increase every year. Once we find out the new increase or decrease percentage we will let you know.

Question: F. Singleton: Why did my rent increase so much?

Answer: Ken Southward: We will speak with you after the meeting.

Question: E. Hill: How can I find out who is my Case Manager?

Answer: Ken Southward: Call our office and the Receptionist can give you that information or ask to speak to any of our Case Managers or me.

Question: B. King: Does the EIV Certification need to be completed at this meeting?

Answer: Ken Southward: No, during your Annual Re-Certification Interview you can review the EIV Report and then we will ask you to sign the Tenant EIV Certification.

Question: E. Wackrow: Who fills out the form (EIV Certification) if there is a discrepancy? How do we get this corrected?

Answer: Ken Southward: The participant completes the Tenant EIV Certification form. If the participant does not agree with the information in the EIV Report the participant is responsible for correcting any false or fraudulent information.

Question: D. Kelley: My light bill is high, can the housing authority help me pay the bill?

Answer: Ken Southward: We assist participants with rent only. There is a Utility Allowance that is reflected in your Rent Share. We may be able to refer you to some Social Service Agencies that may be able to assist you.

Question: Z. Puckett: Can you explain why you are prohibiting minors from being on the waiting list?

Answer: Edward Solan: We do not want to encourage minors to become dependent on subsidies at such a young age. We want to encourage them to continue with their education and become self sufficient.

Question: A. Priestly: I received a lump sum of money 20 years ago and it was held against me.

Answer: Ken Southward: Typically lump sums of money are not counted against you if it is not in a bank account earning interest.

Question: L. Pugh: Does the housing authority consider gifts as income?

Answer: Ken Southward: Typically no. If it is a frequent and reoccurring gift it is considered income.

Question: Z. Puckett: In the future can the housing authority use EIV and not send my employer the verification form? She hates filling that form out for me.

Answer: Ken Southward: Yes, however if there is a discrepancy we will have to ask your employer to complete the form.

Question: P. Woodberry: How much money can you have in the bank. What do you look for on bank statements? Can parking be included in your rent?

Answer: Ken Southward: It depends on the bank. The OPHA only counts the interest earned on bank accounts as income. We look for a variety of things when we look at bank statements, income, frequency of deposits, etc. The landlord regulates parking. He or she may or may not include parking in the rent. Whatever the landlord does with their unassisted tenants, they should do the same with their tenants who are receiving assistance.

Question: A. Priestly: How old does your child have to be before he/she has to leave your household.

Answer: Ken Southward: It is completely up to the head of household. There is not age limit for the housing authority.

Question: K. Ector: Child support is automatically enforced when the court order is issued. If the parent stops paying a warrant is started and once he finds a job, payments are automatically re-instated.

Answer: Ken Southward: If there is not court order and child support payment stops, a court order must be filed or steps taken to re-instate payments.

Question: J. Brown: Does the landlord have the right to make you move if he/she does not want to make the repairs that Section 8 asks them to make?

Answer: Ken Southward: The landlord can choice not to renew your lease. But if the landlord does not make the repairs that are cited by our inspection within the timeframe given, we will abate, i.e., stop our payment to him/her.

7) Closing Remarks (Ken Southward)

- Thanks for coming and see you next year.

ATTACHMENT -J

**RESIDENT ADVISORY BOARD
MEETING -2009**

**OAK PARK HOUSING AUTHORITY
PUBLIC HOUSING
MILLS PARK TOWER**

ATTACHMENT - J

Resident Advisory Board Meeting
Oak Park Housing Authority
Public Housing
Mills Park Tower

DATE: August 19, 2009

TIME: 1:00 PM

STAFF IN ATTENDANCE:

Jim King: Director of Senior & Disabled Housing

Melissa Winn: Project Manager

Barbara McGuire: Assistant Coordinator of Elderly/Disabled Housing

RESIDENT ADVISORY BOARD

The Resident Advisory Board at Mills Park Tower consists of all the residents of the Project. The current population of Mills Park Tower is 194. The number of residents in attendance was 63.

INTRODUCTION OF THE ANNUAL PLAN

Speaker: Jim King

The Annual Plan, as required by HUD, was explained to the tenants and how it affects public housing. We explained the past several years of progress in modernization with the capital fund awards received from the HUD approved annual plans. Mills Park Tower has been able to replace deteriorating plumbing risers in the building, completely replace both elevators, related controls, all common hallway windows on 19 stories with low energy thermo pane glass, and the modernization of 17 floors of common hallways with brighter and energy efficient lighting and new carpeting. New art work has also been added to all floors. It was also explained to the residents that after phase 2 of Kitchen Modernization Program, we have now completed 118 apartments. The funds used to complete the new kitchen modernizations were awarded from HUD's 2005, 2006, 2007, and some of 2008 capital fund awards. All of the residents were very satisfied with their new kitchens.

TENANT DISCUSSION

After discussing the progress with the Capital Fund Program the goals of the program were explained. The next capital items to be started will be the modernization of the next 50 to 69 apartment kitchens and one fully accessible bathroom and kitchen unit that meets UFAS (Uniform Federal Accessibility Standards). Since the accessible unit was not identified in the original 2005-2009 Five Year PHA plan, The Oak Park Housing Authority filed an amended 2005-2009 Five Year Plan with HUD and received approval of The Plan. The first accessible unit will be located on the 2nd floor of the building.

Since HUD is requiring 5% of the units in Mills Park Tower to be accessible units, this will be included in the Capital Fund Program for the next few years until all 10 units have been completed. The Oak Park Housing Authority has forwarded a request to HUD that all of the accessible units be on the second floor for ease of rescue, safety and meeting the challenges of construction in the 35 year old building.

It was explained to the residents that in June of 2009 The Oak Park Housing Authority submitted a Designated Housing Plan to the U. S. Department of HUD. The plan was approved and Mills Park Tower is now designated with 188 units for the elderly and 10 units designated for non-elderly disabled.

Other modernization items and building needs discussed with residents were;

- Community laundry room
- New electric baseboard heaters for apartments and common areas. (energy efficient).
- Replace first floor common windows for energy efficiency (Low-E glass)
- New stoves, replace old and worn stoves with “energy star” equipment.
- Replace Front and rear entrances with retracting doors rather than swing doors. This will allow for easier access and egress.
- Apartment bathroom remodeling. The bathrooms are 35 years old and most have not been remodeled.
- Building water heater replacement.

The following are some comments and suggestions from the residents who attended the Resident Advisory Board Meeting.

1. Residents would like to see bathrooms remodeled complete with vanities. There is insufficient storage in the bathroom area.
2. Additional seating is needed on the west side of building by entrance and also on the east side.
3. A tenant asked if we could have garbage disposals and dishwashers installed in the units. It was explained that the kitchen waste pipes in the building were not large

enough to accommodate the additional waste and water discharge that will result.

4. Many residents would like to see new closet bi-fold doors.
5. A tenant suggested a locking fence gate on the north east side of the building for security. Many Neighborhood residents use this as a pass through to the park on the north side.
6. Residents requested a user friendly intercom system that would allow visitors to find names easier than scrolling the entire directory.

Overall, the residents are very pleased with the ongoing capital improvements being made to their home. The meeting lasted approximately 2 and 1/2 hours and ended on a very positive note. The residents were thanked for their patience in all the improvement projects undertaken by Mills Park Tower. There have been some inconveniences in dealing with modernization projects and most of the residents have been very understanding.

ATTACHMENT K

ADDENDUM TO PROCUREMENT POLICY

OAK PARK HOUSING AUTHORITY

**SPECIAL PROCUREMENT PROCEDURES RELATING TO
AMERICAN RECOVERY AND REINVESTMENT ACT
CAPITAL FUND FORMULA GRANTS**

1) Priorities: The OPHA has been unable to give priority to Capital Fund Stimulus Grant projects that can award contracts based on bids within 120 days from February 17, 2009.

2) State and Local: Any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to Capital Fund Stimulus Grants. The OPHA shall instead follow the Part 85 requirements.

3) Part 85 Compliance: No parts of the OPHA Procurement Policy are contrary to part 85 or the Recovery Act; therefore no amendments to the OPHA Procurement Policy are necessary.

4) HUD Handbook: The OPHA adheres to the Procurement Handbook for Public Housing Agencies.

5) Noncompetitive Proposals: The OPHA does not intend to award contracts to noncompetitive proposals.

6) Force Account: The OPHA does not intend to utilize Force Account laborers on Recovery Act projects.

7) Buy American: The OPHA intends to comply with the Buy American requirements of Section 1605 of the Recovery Act.



Edward W. Solan
Executive Director
Oak Park Housing Authority

Date: October 12, 2009