

<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admission Policies – See Attachment a (il010a01) 2. Financial Resources – See attachment b (il010b01) 3. Rent Determinations – See attachment c (il010c01) 4. Operation and Management – No changes 5. Grievance Procedures – No changes. Now incorporated in ACOP 6. Designated Housing for Elderly and Disabled Families - No changes. 7. Community Service and Self-Sufficiency - No changes. Now incorporated in ACOP 8. Safety and Crime Prevention - No changes. 9. Pets - No changes. Now incorporated in ACOP 10. Civil Rights Certification - No changes. 11. Audit – No changes. No audit findings 12. Asset Management - No changes. 13. Violence Against Women Act (VAWA) – See attachment d (il010d01) 14. Carbon Monoxide - No changes. See attachment d (il010d01) 15. Resident Advisory Board Comments- See attachment d (il010d01) 16. Challenged Elements- None. See attachment d (il010d01) 17. Section 3 Policy- Original Section 3 Policy created in October 1995 was reviewed and updated to meet current regulations. 18. Procurement Policy- Changes required due to ARRA. See attachment d (il010d01) <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.</p> <p>The Greater Metropolitan Area Housing Authority Annual Plan is available for public review and comment at the Housing Authority’s Administrative Office located at 325 2nd Street, Silvis, IL 61282 during hours of operation on Monday –Friday 8:30 AM – 5:00 PM.</p>
<p>7.0</p>	<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><u>Hope VI, Mixed Finance, Modernization or development:</u> GMAHA does not currently have any pending proposals for Hope VI or Mixed Finance funding. Should Mixed Finance or other Development be deemed appropriate, the GMAHA may seek funding.</p> <p>The GMAHA will continue to explore mixed-income and mixed –finance opportunities in its efforts to provide new affordable housing opportunities. The GMAHA has an approved Replacement Housing Plan and is seeking properties throughout its jurisdiction for purchase to provide availability for low-income residents.</p> <p><u>Demolition and/or Disposition:</u> GMAHA does not have any current plans for demolition or disposition of property.</p> <p><u>Conversion of Public Housing:</u> No conversions of PH properties are being considered at this time.</p> <p><u>Homeownership Programs:</u> Homeownership is identified in the HUD Strategic Plan as a goal as well as the GMAHA Strategic Plan developed in April 2010. Although a homeownership program is not currently in place, the GMAHA homeownership goals include: identifying funding opportunities, educating staff about home ownership programs, and exploring how other housing authorities are increasing home ownership. Homeownership training for residents/participants is coordinated with local community resources.</p> <p><u>Project Based Vouchers:</u> As identified in our prior Agency Plans, the GMAHA intends to provide up to seventeen project based vouchers for a senior development located in East Moline, Illinois. Project based vouchers may be considered for future development projects if deemed appropriate to serve the housing needs in our jurisdiction and HUD approval is obtained.</p>
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</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>See Attachment e (il010e01) CFP Annual Statement Grant No. 501-11 & 501-11RHF Attachment f (il010f01) CFP Performance & Evaluation Reports 501-07 & 501-07 RHF Attachment g (il010g01) CFP Performance & Evaluation Reports 501-08 & 501-08 RHF Attachment h (il010h01) CFP Performance & Evaluation Report 501-09 ARRA Funding Attachment i (il010i01) CFP Performance & Evaluation Reports 501-09 & 501-09 RHF Attachment j (il010j01) CFP Performance & Evaluation Reports 501-10 & 501-10 RHF</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>See Attachment k (il010k01) Capital Fund Program Five-Year Action Plan 50075.2 Five Year Action Plan</p>																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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>In May 2005 the Greater Metropolitan Area Housing Authority of Rock Island County was one of the recipients of IHDA Capital Fund Revenue Bonds, Series 2005A. The proceeds were used for the substantial rehabilitation of William Young Homes I & II located in Milan, IL. William Young Homes I & II is an elderly/disabled site originally consisting of 100 units which included 16 efficiency units that were converted to 12 one bedroom units at substantial rehab. Other updates included new windows and doors, electrical, plumbing, and HVAC updates including the addition of central air conditioning. Complete bathroom and kitchen renovation including new oak cabinets, tubs with showers and fixtures. Solid wood interior doors, new flooring and accessibility updates throughout the property. Site improvements included new drives, parking and landscaping. The project was completed in August 2007. Annual debt service is paid through the Capital Funds for a twenty year period.</p>																																																																								
9.0	<p>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.</p> <p>The GMAHA reviewed all housing data in the Comprehensive Housing Affordability dataset from the 2000 U.S. Census bureau, the Consolidated Plan and GMAHA public housing and Section 8 housing waiting lists to determine the following housing needs for our jurisdiction (Rock Island County):</p> <table border="1" data-bbox="235 1276 1429 1921"> <thead> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <=30% AMI</td> <td>2,700</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> <td>2</td> <td>4</td> </tr> <tr> <td>Income >30% but <=50% AMI</td> <td>1,970</td> <td>5</td> <td>4</td> <td>5</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>Income >50% but ,=80% AMI</td> <td>2,880</td> <td>4</td> <td>3</td> <td>5</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>Elderly</td> <td>2,000</td> <td>5</td> <td>4</td> <td>5</td> <td>3</td> <td>1</td> <td>4</td> </tr> <tr> <td>Families with Disabilities</td> <td>390</td> <td>4</td> <td>5</td> <td>3</td> <td>3</td> <td>3</td> <td>4</td> </tr> <tr> <td>Ethnicity-White</td> <td>3,510</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>3</td> </tr> <tr> <td>Ethnicity-Black</td> <td>2,500</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>3</td> </tr> <tr> <td>Ethnicity- Hispanic</td> <td>600</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>3</td> </tr> </tbody> </table>	Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <=30% AMI	2,700	5	5	5	3	2	4	Income >30% but <=50% AMI	1,970	5	4	5	2	2	4	Income >50% but ,=80% AMI	2,880	4	3	5	2	2	4	Elderly	2,000	5	4	5	3	1	4	Families with Disabilities	390	4	5	3	3	3	4	Ethnicity-White	3,510	5	5	4	3	2	3	Ethnicity-Black	2,500	5	5	4	3	2	3	Ethnicity- Hispanic	600	5	5	4	3	2	3
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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>
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 GMAHA continues to expand the supply of assisted housing by providing an expedient turnover of vacated units and bringing renovation units back on-line for re-occupancy. The Authority has been successful in reducing public housing vacancies and improving vacancy turnaround. The Authority has an approved Replacement Housing Plan and intends to purchase single family homes and/or multifamily complexes to assist more families in the jurisdiction through the use of our RHF funds.</p> <p>The agency strives to provide the best in customer service to clients and has provided intense on-going training to staff in order to maintain a high level of customer service. Newsletters and resident meetings are a preferred method of communication with existing clients. Website information is also utilized.</p> <p>The agency continues to increase assisted housing choices for clients by seeking good potential landlords within the community. Landlord briefing information is available on the agency website and personal communication with potential landlords is a high priority in order to provide quality affordable housing choices for the Section 8 program.</p> <p>The agency continues to work with local Police departments through cooperative agreements and has onsite police liaison offices at two of our properties. Security improvements at all locations continues to be addressed through the use of additional lighting, surveillance and other security equipment.</p> <p>The promotion of self sufficiency remains a strong focus to the agency. The family self-sufficiency program remains in effect for the Section 8 Voucher program. The agency maintains a strong relationship with local service partners (Illinois Extension Service, Project Now, IL-IA Independent Living Center, Township, etc) to provide or attract supportive services for our housing clients. Through this collaboration, the authority continues to assist clients on a variety of issues including homemaking skills, budgeting, energy assistance, job seeking and transportation options.</p>
10.0	<p>The agency embraces equal opportunity in housing and follows fair housing practices to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability. Staff training is provided on an annual basis to ensure that equal opportunity and fair housing regulations are fully met. The agency continues to make accessibility improvements through the use of modernization (CFP) funds and through in-house maintenance work.</p> <p>(b) Significant Amendment and Substantial Deviation/Modifications. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p>Category 1: Substantial deviations from the 5-year plan</p> <p>Substantial deviations from the 5-year plan occur when the Board of Commissioners decides to revise the mission statement, goals or objectives of the plan.</p> <p>Category 2: Significant amendments or modifications to the annual plan</p> <p>Significant amendments or modifications to the annual plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally changes the plans of the agency and which require formal approval of the Board of Commissioners.</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.

11.0

- (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)

Attachment b

Statement of Financial Resources		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010)		
PH Operating Fund	\$1,313,656	PH Operations
PH Capital Fund	\$ 933,416	Modernization
Section 8 HCV	\$1,369,524	Rental Assistance
2. Prior Year Federal Grants (unobligated)		
Capital Fund 501-09	\$ 18,786	PH Capital Improvements
Capital Fund 501-10	\$ 584,434	PH Capital Improvements
3. PH Dwelling Rental Income	\$1,016,996	PH Operations
4. Other Income		
Interest (3610)	\$ 95,000	PH Operations
Other (3690) tenant charges, Vending	\$ 62,000	PH Operations
Total Resources		\$ 5,393,812

Family-Initiated Interim Reexaminations

The PHA must adopt policies prescribing when and under what conditions the family must report changes in family income or expenses [24 CFR 960.257(c)]. In addition, HUD regulations require that the family be permitted to obtain an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 960.257(b)].

Required Reporting

HUD regulations give the PHA the freedom to determine the circumstances under which families will be required to report changes affecting income.

PHA Policy

Families are required to report all increases in earned income, including new employment, within 10 business days of the date the change takes effect.

The PHA will conduct interim reexaminations when the following occur:

A family household income cumulatively increases by \$200 or more a month.

A family that qualifies for the earned income disallowance (EID), and only when the EID family's rent will change as a result of the increase.

In all other cases where increases in income are less than \$200 per month, between annual recertification, the PHA will note the information in the tenant file, but will not conduct an interim reexamination.

Optional Reporting

The family may request an interim reexamination any time the family has experienced a change in circumstances since the last determination [24 CFR 960.257(b)]. The PHA must process the request if the family reports a change that will result in a reduced family income [PH Occ GB, p. 159].

If a family reports a decrease in income from the loss of welfare benefits due to fraud or non-compliance with a welfare agency requirement to participate in an economic self-sufficiency program, the family's share of the rent will not be reduced [24 CFR 5.615]. For more information regarding the requirement to impute welfare income see Chapter 6.

PHA Policy

If a family reports a change that it was not required to report and that would result in an increase in the tenant rent, the PHA will note the information in the tenant file, but will not conduct an interim reexamination unless the income increase is \$200 a month or more.

If a family reports a change that it was not required to report and that would result in a decrease in the tenant rent, the PHA will conduct an interim reexamination and process the rent adjustment unless the PHA confirms that the decrease in income will last less than 30 days.. See Section 9-III.D. for effective dates.

CARBON MONOXIDE ALARM DETECTOR ACT (No changes)

Greater Metropolitan Area Housing Authority of Rock Island County is in compliance with the Carbon Monoxide Detector Act.

Prior to the January 1, 2007 due date, a portion of the public housing stock previously had carbon monoxide detectors installed at the apartments. The remaining units were equipped with carbon monoxide detectors as instructed in the Act

Carbon monoxide detectors are maintained and tested by housing authority maintenance staff. Residents are instructed on the procedures of testing their equipment and are to report non –operating equipment through the work order system.

Section 8 landlords and participants were provided advance notice on the subject to ensure compliance prior to the due date. Proper compliance with the Act is verified at the units and carbon monoxide detectors are tested during the annual HQS inspection process.

VAWA – THE VIOLENCE AGAINST WOMEN ACT (No changes)

A goal of the Greater Metropolitan Area Housing Authority of Rock Island County is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Greater Metropolitan Area Housing Authority of Rock Island County provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Greater Metropolitan Area Housing Authority of Rock Island County provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

PROCUREMENT PLAN CHANGES AS REQUIRED BY ARRA

The Greater Metropolitan Area Housing Authority of Rock Island County has amended its procurement policy with regard to ARRA funds as required and directed within Notice PIH 2009-12.

RESIDENT ADVISORY BOARD 2011 ANNUAL PLAN QUESTIONS & COMMENTS

The Resident Advisory Board is composed of residents from each AMP development at the Agency. Participating in the resident advisory board meetings this year were:

AMP 1-

Anita Marshall
Mario Munoz
Kristine Snyder

Patty Boyd
Mildred Woodford
Melinda Hansen

Amp 5-

Nadine Delacroiz
Jean Shadwell
Joyce Carroll
Richard Cameron
Sharon Johnson
Roy McClintock
Delia Eagan
Tommye Gilbert
Lorraine Tracy
Gerry Moyer
Sandi James
Dixie Kanke
Mary Reeves
Viola Dietsch
Mary Ann Whipple
Janet Kunst
Wanda Milner
Bernice Gray
Carmen Flores
Sandy Morel
Frank Morel

AMP 7-

Lee Clester
Rosie Yates
Carmen Marshall
Ruth Seehase
Penny Brightman
Vernon Fonger
Dale Johnson
Lori Keehn
Diana Toney
Crystal Ludin

AMP 12-

Rita Schatteman
Deborah Snave
Russell Nolan
Karen Wexell
Dan Rothwell
Roy Ditto
Peggy Brose
Charles Moss
Bonnie Green

Questions and Comments from the RAB group are listed by development:

AMP 1 – Oak Grove, East Moline, IL

I have concerns about banned individuals on the property. *A list of banned individuals is provided in the monthly newsletter and posted at the office. Banned persons on the property should be reported to the office and to the East Moline Police Department. Do bans have a time limit? No. A banned individual may request a review to be removed from the banned list after one year. A hardship request may also be granted in certain cases.*

Can I park in the parking lot across the street from my apartment rather than on the street in front? *There is no designated parking at your location. Please feel free to park in the lot across the street as there is ample parking in the lot.*

Thank you for the Halloween Party and the other functions that are offered. The back packs and school supplies were really appreciated. It helps out a lot and is a blessing. *You are very welcome!*

AMP 5 – William Young, Milan, IL

Is the newsletter being prepared by another location? Items regarding the Friendship Club and potlucks were not put in the last newsletter. *The newsletter is geared to each location and is produced at the location. With recent staff changes some items may have been inadvertently omitted. Any requests/concerns about the newsletter can be addressed to the Property Manager.*

A lot of people don't read the newsletter. They don't care and some of their questions to the office could've been answered by reading the newsletter. *Everyone has a different level of interest. The intent is to provide residents with an easy way to keep up with things going on within the developments and to provide information.*

If you are a non-profit organization, why do we have to cut personnel? *We are a non-profit organization, but our funding amts. have declined steadily over the years.*

Do you save money for improvements? *We put our Capital Fund money into "bricks and mortar" at all of our properties.*

Maintenance work isn't being done, because all Mike's time is going into mowing the grass. An extra person at Milan would make a difference. Mike isn't able to do his job because GMAHA has him doing everything else. Gutters are still needed, the bushes need trimming and the tables need to be painted. *Gutters are part of capital funds and it is coming up in the Spring of 2011. There has been a lot of work going on at other properties and from time to time Mike may be called on to help elsewhere, staff from other sites also help at this location as needed. Some work items have to be prioritized, we will look into whether additional staffing is needed.*

Where is Richard? *Richard accepted a part time position at the Streed location.*

What about hiring a lawn crew? *We outsourced lawn care in the past. When it used to be contracted out, we had a lot of complaints.*

I haven't had any shrubs for the last 2 years. I'm really interested in the rain gutters. I want to improve my home and I would like some shrubs. I'm the only one that doesn't have shrubs. *After the gutters are replaced we plan on adding some landscaping in the bare areas.*

Why can't we get the privilege back on using the water for plants and washing out the garbage cans? *Water conservation and cost savings. Please call in a work order if you would like your garbage can washed out. We will also look at adding that to the maintenance schedule.*

Are the drainage issues at the corner of some buildings during heavy rains going to be addressed? *The problem is that the area is very flat. We need to re-establish more grass in some areas and additional fill in needed certain areas. Also the downspouts need to be facing the correct way. These site issues should be addressed in the upcoming year.*

Could the same blinds that are in the community room be installed in our apartments if they purchase them? *No, they are not cost effective. Also, installation for this type causes more damage to the window frame, that's why we stick with mini blinds for the apts..*

AMP 7 – Streed Tower, East Moline, IL

Are there going to be cameras in the community room after the renovation work? *Yes, additional security will be part of the renovation work in the common areas.*

With the cabinets taken away, what's going to happen with the pool table? *The pool table will remain, it will more than likely be moved as the community room will be reconfigured.*

Is the piano going to be removed? *The piano is old and in need of repairs. It doesn't see much use and more than likely will be removed at renovation.*

Is there going to be new stove in the kitchen? *Yes, new more energy efficient appliances will be installed, including a 30" standard electric range.*

Do work orders go in order and is the afterhours number Raul's? *Work orders are addressed in order of importance with emergency items addressed first, within 24 hours. The work order number 755-1297 goes to the answering service after normal business hours. During normal business hours you should could the office number to report a work order. An emergency after hours work order such as a water leak or an overflowing toilet should be called to the 755-1297 number. We can see that you get one of the magnets with the number on it.*

Are there cameras in elevators or are there going to be? *A particular gentleman makes me uneasy when he gets on the elevator with me. There are not cameras in the elevator and none are projected at present as the wiring for them is a little more complex and costly. I would recommend that you get off at the next floor and wait for the other elevator. Please report any unusual behavior to the office.*

What about 1 or 2 portable cameras, it may be cost saving and they could be moved to areas of concern. *We have utilized portable cameras in the past and may do so in the future if needed.*

Could you put something in the newsletter about people putting in written complaints, because things don't get addressed unless they are in writing. *Residents should bring any issues directly to the property manager to be addressed.*

AMP 12– Warren Tower/Heights, Silvis, IL

The resident parking sign is too small, people are always parking in my parking spot. *We are going to get larger resident parking signs.*

I am very impressed and happy with my apartment. *Thank you!*

CHALLENGED ELEMENTS OF THE PHA PLAN

There were no challenged elements of the PHA 2011 Annual Plan