

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. <i>See Exhibit 9.1 – il024o01</i></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. – <i>See Exhibit 5.2</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <i>See Exhibit 10.0 – il024p01</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements - <i>NONE</i></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

- **VAWA Statement – il024b01**
- **Capital Fund Program P&E Reports / RHF Plan – il024d01 thru il024l01**
- **Resident Advisory Board Comments – il024q01**
- **CO Detector Statement – il024r01**

Exhibit 5.2 Goals and Objectives

PHA FISCAL YEARS 2010 - 2014

Updated 3/2/2011

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers to meet the needs of families, senior citizens and the disabled population. The Authority will apply for additional Section 8 Housing Choice Vouchers whenever there is a Notice of Fund Availability (NOFA). We also anticipate applying for replacement housing vouchers if demolition is approved for two (2) family housing developments (i.e. the 162 unit Des Plaines Gardens or AMP 1 and the 168 unit Fairview Homes or AMP 3).
- Reduce public housing vacancies. The Authority will aggressively implement its Public Housing Utilization Improvement Plan strategies to decrease vacancies to less than 5%.
- Leverage private or other public funds to create additional housing opportunities: The Housing Authority and its non-profit instrumentality, the Will County Housing Development Corporation, NFP, will continue to pursue the development of affordable housing opportunities, solely, and/or in partnership with other non-profit or for-profit entities. Efforts will be made to identify public and private funds such as LIHTC, Capital Funds, Build America Bonds, NSP funds, HOME funds, etc. to deliver more affordable family, senior, disabled, frail elderly, and veterans housing within Will County.
- Acquire or build units or developments: Through the Authority's non-profit instrumentality, the Will County Housing Development Corporation, NFP, the Authority will pursue acquisition of existing housing with or without rehabilitation; and new construction to increase the supply of affordable housing in Will County. Programs such as the National Community Stabilization Trust foreclosure purchase program, Fannie Mae's "First Look" Program and the Veteran Administration's Non Profit purchase.
- Other:
 - Conversion of up to 20% of its Housing Choice tenant-based vouchers to project-based vouchers to further assist in the expansion of quality assisted housing. (See PBV commitments in Exhibit 7.0)
 - Continue participation in the Regional Housing Initiative (RHI) with the Chicago Housing Authority and Cook, Lake, McHenry, Dupage and Kane County Housing Authorities to encourage the expansion of quality rental housing by allocating project based vouchers.
 - Working with the City of Joliet and Will County Authority's instrumentality, the Will County Housing Development Corporation, NFP, obtained ownership of four (4) single family homes through the Neighborhood Stabilization Program.

These homes, rehabilitated by the Housing Authority of Joliet are leased to families at or below 50% AMI. Through the NSP, the Authority will negotiate the donation or minimal purchase price of additional units having been previously abandoned or foreclosed.

- Through the Rental Housing Support Program, funded by the State of Illinois, the Housing Authority of Joliet provides private sector housing to 19 families. The Program operates similarly to the Section Program and targets families at or below 30%AMI. The Authority will pursue an increase in funding to serve more families.
- Through the State of Illinois, the Authority was awarded 34 units through the Bridge Subsidy Program. This program which also operates similarly to the Section 8 Program is targeted to private sector housing for disabled individuals/families to enabled independent living with support services. The Authority will continue to request additional funding and units in this program.

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

Objectives:

- Improve public housing management: The Authority's PHAS score for FY 2009 was 88 which designated us a Standard Performer. In reviewing the Physical score of 27; Management score of 25; Financial score of 27; and Resident score of 9, we realize significant improvement is needed in the areas of vacant unit turnaround and we are working to correct that. Our efforts have intensified in providing training to all staff to enhance their skills and knowledge in doing better jobs; performing fair and objective evaluations and terminating those unable to improve and perform up to standards; and employing highly qualified and experienced individuals to fill vacant positions. We will also purchase the most efficient and effective management information systems available to enhance our abilities to monitor and perform responsibilities at the highest levels. We will initiate other management improvements designed to enhance our chances of achieving High Performer Designation under PHAS in the years to come.
- Improve voucher management: The Authority achieved a SEMAP score of 93 and designation of High Performer for FY 2010. In reviewing the indicators, we can improve in the areas of voucher lease-up and budget utilization. We will focus on strategies to increase sub-indicator scores which will culminate in higher SEMAP scores.
- Increase customer satisfaction: Working with the University of St. Francis, Joliet junior College, Will County Senior Services Center, Connected Living, YMCA, Big Brothers and Big Sisters, Forest Park Community Center, National Hook-Up of Black Women, and other agencies, the Authority will provide more recreational, computer, educational, social, counseling, economic, job training, and etc. services to its elderly, disabled, and family residents. The Social Services Coordinator, Elderly Services Coordinator, Family Self Sufficiency Program Coordinators, and Section 3 / Step-Up Program Coordinator will aggressively pursue more programs, services, and activities to address resident needs.

- Concentrate on efforts to improve specific management functions: The Authority will continue to provide professional development and training to staff in an effort to enhance their skills and knowledge in performing job duties. Under the Asset Management Initiative and PHAS; SEMAP; TIER I Management Review; Internal Quality Control; and other reviews, the Authority knows management areas of inefficiencies and, as such, will focus on initiatives (training) to improve efficiencies and effectiveness in programs.
- Renovate or modernize public housing units: The Authority will continue to rehabilitate and upgrade its public housing stock through the Capital Fund Program. Our long-term goals at AMPs 1 and 3 Family Sites is to pursue demolition, disposition, and development of mixed-income housing. However, until authorization is obtained to demolish one or both of those AMPs, the Authority will continue to perform health and safety improvements, non-routine and routine maintenance/improvements, etc. to assure units meet HUD REAC Inspection Standards; and are decent, safe, and sanitary units to live and raise families in. The Authority's elderly/disabled highrise buildings (AMPs 4, 5, 6, 7, and 8) have received significant health and safety, energy conservation, and cosmetic improvements over the last ten (10) years. This will continue in an effort to maximize marketability of these units
- Demolish or dispose of obsolete public housing: The Authority's AMP 1, 162 unit Des Plaines Housing Development and AMP 3, 168 unit Fairview Homes are classified as functionally obsolete housing development. They were constructed in 1954 and 1966, respectively and are functionally obsolete due to age of the building systems, very small rooms and inadequate closets, unattractive and drab exteriors, high density, site drainage problems, and inadequate parking. The Authority will pursue demolition/disposition of AMPs 1 and 3 within this five (5) year Plan period. Our highest priority is AMP 3, located in the Forest Park Community and an error undergoing revitalization.
- Provide replacement public housing: The Authority, if demolition is approved for any site, will initiate comprehensive strategies to replace all units demolished as ACC, Project Based Assistance, and/or Low Income Housing Tax Credits. Our goal is to replace on a one-for-one basis every unit demolished utilizing a myriad of resources and programs that provide for the development of affordable housing targeted to families at or below 80%AMI.
- Provide replacement vouchers: The Authority will request replacement housing vouchers for all occupied units, approved for demolition/disposition by HUD. As required, those housing choice vouchers will be issued to those families occupying units approved for demolition.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling.**
- Conduct outreach efforts to potential voucher landlords: The Authority will continue to seek new landlords with units in non-impacted and/or opportunity areas within Will County; as well as, educate the community on the policies governing the Housing Choice Voucher Program.
 - Increase voucher payment standards, as feasible.
 - Implement voucher homeownership program: Our HCV Homeownership Program is successful! The education and training the participants prepares them to understand the financing, purchase, etc. process; and enhances their ability to become homeowners.
 - Implement public housing or other homeownership programs: The Liberty Meadow Estates Mixed-Income Community Lease-to-Own Program contains a fifteen-year tax credit compliance period during which the residents receive homeowner training and credit counseling. This program will be expanded with additional phases which will involve ACC units. These ACC units will also be made available for the lease-to-own homeownership program.
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers: The Authority is awaiting final regulations which would allow for this type conversion. If regulations become final, we will evaluate the feasibility of its implementation with our housing stock.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Some Project Based Vouchers and some replacement ACC units will be included within proposed mixed-income housing communities developed as a result of demolition/disposition.
- Implement public housing security improvements: Full-time and Part Time Security Guards will be employed at AMPs 4,5,6,7, and 8, our elderly/disabled highrises, to address unauthorized guests and anti-social activities. Off-Duty City Police Officers will also be contracted to patrol and address criminal activities at AMPs 1 and 3, our family housing sites.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons with assisted families: A preference is given for working families. The Authority has also implemented an FSS Program targeted to unemployed and under-employed public housing and Section 8 program residents.
- Provide or attract supportive services to improve assistance recipients' employability: Through the FSS Program, supportive services are provided through several community service agencies, as well as Joliet Junior College and the University of St. Francis. These services enhance residents'/participants' ability to get job training and eventual employment.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. The Authority's Elderly Services Coordinator, as well as Site Managers, coordinates services, programs, and activities through several community agencies to meet the various needs of the elderly and disabled population at our developments. These services enhance the residents' ability to live independently in a decent, safe, sanitary environment.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. The Authority will continue to market its programs to all populations of the City of Joliet. Special emphasis, however, will be targeted to Hispanic populations who represent less than 5% of our Public Housing and Section 8 program participation; but 28.4% of the City of Joliet population.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. The Authority will continue to provide the highest quality of service to all families living in assisted housing.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. The Authority has recently contracted for a Section 504 and ADA Study at all its AMPs. Funding in the Capital Fund Program has been obligated to begin addressing non-compliance at each AMP. Funding for unit modification or rehabilitation necessary to ensure compliance with Section 504 and ADA, will be set aside, annually, during this five (5) year Plan period.

Other: (list below)

PROGRESS REPORT ON MEETING PREVIOUS 5-YEAR PLAN MISSION AND GOALS (2005-2010)

PHA Goal: Expand the supply of assisted housing.

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

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

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

Report: In FY2006/2007, the Authority, as Project Sponsor and Will County Housing Development Corporation, its non-profit instrumentality, obtained financial obligations totaling \$18MM for Phase One, 74 lease-to-own/rental housing units at **Liberty Meadow Estates**, our first mixed-income housing initiative. Funds include Proceeds from the sale of Low Income Housing Tax Credits and State Donation Credits, City and County HOME funds, State Trust Funds, Federal Home Loan Bank's Affordable Housing Program Grant, Deferred Developer's fees, et al.

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

Report: The Authority, acting as project sponsor, submitted funding applications for **Phase Two** of **Liberty Meadow Estates** in April, 2009 for the development of forty-two (42) single family and duplex lease-to-own homes on 15.4 acres. Funding commitments, totaling \$8.5MM have been obtained and, pending HUD approval of our Mixed-Finance Proposal, is hoped to close in May, 2011, with construction to start immediately thereafter. Eleven (11) units will be ACC and thirty-one (31) will be Project-Based voucher units.

Report: The Housing Authority of Joliet, during the current five (5) year plan period, will be submitting an application to the Illinois Housing Development Authority (IHDA) for Low-Income Housing Tax Credits and other funding sources to develop **Liberty Meadow Estates, Phase Three**. Phase Three will consist of approximately fifty-two (52) single family and duplex homes and is projected to include six (6) market rate, sixteen (16) ACC, and thirty (30) Project Based voucher units. A 2012 funding application is anticipated and, upon financing approvals, a mixed-finance proposal will be submitted to HUD.

Report: In FY 2010, the Authority was approved 34 units in the **Bridge Subsidy Program**, funded by the State of Illinois. This Program is targeted to disabled individuals and families to facilitate independent living in the community with support services. The Program operates like the Section 8 HCV Program, providing rental assistance for private sector housing.

Report: In FY 2009, the Authority's instrumentality partnered with Prayer Tower Church of God in Christ to develop a 50-unit supportive living facility targeted to frail elderly within the Joliet community, **Tower Place SLF**. In 2010, the project was awarded Low-Income Housing Tax Credits. The Authority will contribute its 45 State of Illinois Medicaid Waivers to ensure affordability for frail elderly at or below 60%AMI. The financing for the project is expected to close before the end of 2011, with construction starting thereafter, weather permitting.

Report: In FY 2007, the Authority applied to the Illinois Housing Development Authority for funding under the state's new **Rental Housing Support Program**, which was approved for nineteen (19) housing units. This program operates similarly to the Section 8 HCV Program by providing rental assistance to low-income families in private sector housing. We hope to receive additional subsidy for additional units.

Report: In FY 2006 the Authority adopted a Project-Based Voucher Policy as part of its Housing Choice Voucher Administrative Plan. Each year our PBV commitment to support additional affordable housing in Will County expands. See Exhibit 7.0 for a detailed breakdown of our Project-Based Voucher commitments.

Report: In 2010, the Authority and its instrumentality partnered with McKenzie Falls, LLC to develop the 106 unit, mixed-income **McKenzie Falls Senior Housing Development**, located in Bolingbrook, Illinois. Financing totaling \$15MM was secured and construction is nearly complete. Twenty-two (22) Project Based Vouchers have been committed to this project.

Report: The Authority, on February 13, 2007, joined the **Regional Housing Initiative (RHI)** to encourage the expansion of quality rental housing in Will County. The Authority could offer Project-Based Vouchers to Developers interested in developing affordable multi-family housing in Will County. The Authority could utilize Project-Based Vouchers from a POOL of Project-Based Vouchers provided by the Chicago Housing Authority and Cook, McHenry, Lake, and Kane County Housing Authorities. However, to date, there have been no RHI projects in Will County.

Report: In FY 2009, the Authority began discussing with the Community Builders, Inc. relative to the rehabilitation of 183 units at Thornwood House located in University Park, IL. Financing for rehabilitation is being provided through the 1602 or Tax Credit Enhancement Program in the amount of \$12.8MM. Community Builders, Inc. is also looking at financing options to refinance and pay the existing HUD 236 first mortgage, which would trigger the award of **enhanced vouchers** to residents. They have requested the Authority to swap, on a 1-for-2 basis, the enhanced vouchers for Project-Based vouchers. The Community Builders, Inc. also submitted an application for Section 8 Project-Based Vouchers through Regional Housing Initiative (RHI), which will be supported by the Housing Authority of Joliet.

PHA Goal: Improve the quality of assisted housing.

Report: Between 2004 and 2010, the Senior / Disabled Highrise Buildings have received more than \$12MM in health/safety, energy, and cosmetic improvements. This included an American Recovery and Reinvestment Grant awarded in 2009 totaling \$2,528,174. Performed improvements include Highrise window replacement, roof replacement, elevator upgrades, lighting upgrades and many other energy efficient improvements, installation of fire sprinkler systems, tuck-

pointing and caulking, installation of emergency generators, upgrade of trash compactors, installation of water softeners, replacement of booster, circulatory and heating pumps, the repair and upgrade of shower stalls, and etc.

Report: The Authority initiated a number of management improvements in 2007 to become more efficient in operations. The improvements resulted in PHAS scores of 85 in 2008, 88 in 2009.

Report: Steps were initiated to achieve 98% Voucher and /or Budget Utilization for the 2007 fiscal year. The Authority received SEMAP scores of 104 in FY 2008, 63 in FY 2009 and 93 in FY 2010.

Report: Installed Security Cameras in strategic locations throughout the Fairview Homes (AMP 3) Family Housing Development as a crime prevention/deterrent strategy. Cameras are intended to assist in identifying problem households and guests that are involved in anti-social activities. Authority Security and Management Staff monitor the cameras and when appropriate, provide data and information to City Police, States Attorney, Courts, et al to assist in investigations and prosecution. The camera system has been valuable in police investigations and court proceedings, so residents feel more safe and secure.

Report: Partnered with the University of Saint Francis in the development and operation of a Health and Wellness Clinic at the John C. Murphy (AMP 6) Highrise Building. Services available to residents include physical exams and health assessments, health screenings, counseling, management of acute and chronic illness, exercise and stretching classes, pre-employment physicals, and guidance with medications, nutrition and weight control, diabetes, stress management, and smoking cessation. This program has been very valuable to residents and the surrounding community.

Report: Through the Housing Authority of Joliet's After School Program, an average of 52 public housing program youth have participated annually in after-school programs that offer supervised academic assistance, sports and recreation, life skills, and parental involvement activities and events. Educational Services Network (ESN), Big Brothers and Big Sisters, YMCA, National Hook-Up of Black Women, and other agencies/entities provide other socio-economic programs, activities, and services.

Report: In January / February, 2008, the Authority upgraded hardware and software to support the existing building keyless entry systems at AMP 4 John O. Holmes Complex and AMP 5 Heritage Place and to install keyless entry systems at AMPs 6, 7, and 8 as well – all the highrise buildings. By continuing to use keyless entry systems, lost keys and illegal entries by unauthorized guests have decreased.

Report: In FY 2008 and FY 2009, the Authority contracted with the City of Joliet Police Department to hire off-duty police officers to patrol AMP 3, Fairview Homes, due to an increase in anti-social activity. Officers were hired at a cost of \$25,000 a month to cover high crime period in the development. Residents feel much safer during these summer months.

Report: On May 3, 2007 the Authority received HUD approval for the demolition and disposition of the 106 dwelling units and 1 non-dwelling community building at Spring Bluff Homes Housing Development (to become part of the **Liberty Meadow Estates** Mixed-Income Housing Community). The entire site was demolished by November 20, 2007. Demolition/Disposition and then building

replacement units and redeveloping the area is the Authority's highest priority targeted to its remaining two (2) family housing sites.

PHA Goal: Increase assisted housing choices.

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

July 1991		January 2010		March, 2011	
City of Joliet's East Side	463 (82.24%)	City of Joliet's East Side	311 (26%)	City of Joliet's East Side	319 (24%)
City of Joliet's West Side	82 (14.56%)	City of Joliet's West Side	338 (29%)	City of Joliet's West Side	382 (29%)
Outside Joliet, but within Will County	18 (3.20%)	Outside Joliet, but within Will County	503 (42%)	Outside Joliet, but within Will County	574 (44%)
Outside Will County	-----	Outside Will County	36 (3%)	Outside Will County	44 (3%)
Total	563	Total	1188	Total	1319

Report: The Authority, annually, sponsors a Section 8 Landlord Workshop which is targeted to existing and potential Section 8 Housing Choice Voucher property owners. Landlords with units in non-impacted census tracts are targeted because of the potential their units are in opportunity areas. The Authority identified an additional 160 units to be made available for the Program.

Report: The Authority, annually, sponsors a Section 8 Landlord Workshop which is targeted to existing and potential Section 8 Housing Choice Voucher property owners. Landlords with units in non-impacted census tracts are targeted because of the potential their units are in opportunity areas. The Authority identified an additional 160 units to be made available for the Program.

Report: In 2004, the Authority began participating in the State of Illinois Section 8 Tax Savings Program. Property owners with units in an opportunity area of Will County are eligible for tax abatement when they rent to Section 8 HCV program participants. A rebate up to 19% of the property tax can be abated. This program has resulted in an annual average of 123 units located in opportunity areas and tax abatements of \$7,142,410 since 2004.

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

	FY2007 (110%FMR)	FY2008 (100%FMR)	FY2009 (100%FMR)	FY2010 (100%FMR)	FY2011 (100%FMR)
1BR	915	840	894	903	903
2BR	1029	944	1004	1015	1015
3BR	1257	1154	1227	1240	1240
4BR	1420	1304	1387	1402	1402
5BR	1634	1499	1595	1612	1612

Report: Through the Housing Choice Voucher Homeownership Program nineteen (19) families have purchased homes during since the February, 2003 Program inception.

Report: Through Liberty Meadow Estates Phase One, sixty-three (63) low-income families, at or below 60%AMI, are participating in a Lease-to-Own Program. After 15 years, families will be able to purchase these homes at approximately 70% of market values.

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

Report: Since FY 2005, the Authority has aggressively evicted Public Housing Program residents and denied residency/occupancy to program applicants due to involvement with anti-social and/or illegal drug activity.

Report: Since FY 2006, the Authority's Section 8 HCV Program has aggressively terminated the assistance of families due to involvement in anti-social and/or illegal drug activity; 36 families' assistance was terminated due to anti-social behavior or drug activity since January, 2006.

Report: Since FY 2005, the Housing Authority has provided a structured and supervised after school program for youth at its two (2) Public Housing Program Community Centers (AMPs 1 and 3). The after school programs were funded through an Illinois Department of Human Services grant, HAJ Operating Budget, and Resident Participation Funds. Through the after school program, youth receive access to on-site tutoring, life skills, adult mentoring, sports and recreation, and parent involvement programs and activities.

Report: During FY 2010, as of June 30, 2010, 40.7% or 116 out of 285 families residing within public housing AMPs 1 and 3 were reporting wages. This is the fifth highest percentage / number of families working since the Housing Authority of Joliet began record keeping in FY2002, when only 34.58% or 139 families were reporting wages.

Report: FY 2007, the Authority installed Security Cameras in strategic locations at Fairview Homes (AMP 3). The cameras have been used to identify resident households and non-residents who are involved in criminal activity. Cameras are monitored by management staff. During the fiscal years 2008, 2009, and 2010, the Authority hired off-duty Police Officers to patrol AMP 3 during the summer months and during high crime periods. The officers assist the HAJ in-house enforcement, anti-drug activities, and enforcement of the limited access and property bar policy. Anti-social and criminal activities do decrease while officers are on duty at the site.

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

Report: The HAJ continues to partner with the University of Saint Francis in providing and operating a Health and Wellness Clinic at AMP 6, the John C. Murphy Highrise Building. Services available to public housing program elderly and disabled residents include physical exams and health assessments, health screenings, counseling, management of acute and chronic illnesses, exercise and stretching classes, pre-employment physicals, and guidance with medications, chronic illnesses, nutrition and weight control, diabetes, stress management, and smoking cessation. Within the last reporting period, there were 2,797 visits by residents of the Murphy Building and families in the surrounding community.

Report: The Authority obtained HUD approval on October 23, 2009 to operate a Public Housing and Section 8 HCV Family Self Sufficiency Program. There is a minimum of 25 participants in each program.

Report: The Authority continues to provide security guards and security cameras and monitoring services at its elderly/disabled Highrise Buildings, AMPs 4, 5, 6, 7, and 8.

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

Report: Since FY 2006, the Authority has hosted two (2) Housing Choice Voucher Program Landlord Conferences which are designed to recruit and retain landlords for Housing Choice Voucher Program. All affirmative measures were covered by Authority staff and landlords were able to participate in a question and answer session.

Report: Through the State of Illinois Section 8 Housing Opportunity Tax Savings Program, the Authority coordinated the following tax savings in Will County:

FY	# of Participating Landlords	Tax Savings
2004	70	775,386
2005	87	1,033,811
2006	86	1,077,466
2007	85	1,284,773
2008	89	1,436,091
2009	100	1,534,883

This program is targeted to landlords with units in opportunity areas.

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

Report: In Fall 2005, the Housing Authority of Joliet opened its Public Housing Program and Housing Choice Voucher Program waiting lists to assist individuals and families who were classified as evacuees of Hurricane Katrina. The Public Housing Program has assisted three (3) families of which only one (1) remains in occupancy. The Housing Choice Voucher Program has assisted three (3) families through the KDHAP program and worked with six (6) additional applicant families to verify disaster zone residency. Of the nine (9): when they received Housing Choice Vouchers two (2) went back to New Orleans and one (1) went to Tennessee; one (1) is now deceased; one (1) is in the Housing Authority of Joliet Housing Choice Voucher Program; one (1) elected to accept a unit in a Public Housing Senior Building; one (1) chose to remain with her mother when her mother received assistance; and one (1) never responded after the initial meeting.

Other PHA Goals and Objectives: (list below)

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

REPORT: During the 2009/2010 fiscal year, the Authority submitted an application for demolition of AMP 3, Fairview Homes. All leasing activity ceased at that development, during the application review period, and resulted in a total fifty-nine (59) vacancies of the 168 dwelling units. The demolition application was withdrawn on September 9, 2010, and as such, the Authority initiated strategies to turnaround the 59 vacant units. That strategy negatively impacted the Authority and culminated in a site vacancy rate of 35.12% and occupancy rate of 64.88%.

The Authority is now working with HUD pursuant to the Public Housing Utilization Program to achieve a 98% utilization/lease-up rate. An Improvement Plan was submitted to HUD outlining our strategies to achieve the 98% occupancy levels in public housing.

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

REPORT: The Authority obtained HUD approval on October 23, 2009 to operate a Family Self Sufficiency Program for Public Housing and Section 8 HCV programs. The Authority's minimum participation authorization is 25 participants per program. However, because of the need and demand for FSS, efforts will be made to increase minimum program participation to 50 per Section 8 HCV program and 50 for the Public Housing program. The Authority will also develop a Section 3 / Step-Up Job Training Program targeted to Public Housing and Section 8 HCV program participants.

GOAL: To provide more funding to efficiently implement and operate positive program services and activities designed to enhance the quality of life of those we serve.

REPORT: The Authority has employed staff with grant management skills and the ability to pursue socio-economic program funding through Federal, State, and Local government, as well as public and private foundations and corporations. Our goal is to obtain funding for various programs, services, and activities.

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

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

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

REPORT: The Authority maintains the highest standards in the operation of its programs; this is in part accomplished with professional development and training conferences, conventions, etc., the staff and commissioners attended during each fiscal year. Employment of the most qualified and experienced staff available to fill available positions; completion of annual performance evaluations; and if necessary, improvement plans for sub-standard performers or termination of sub-standard performers, etc.

- GOAL:** To create opportunities for the Housing Authority of Joliet to become self-sufficient through the creation of income generating subsidiary companies (i.e. General Contracting company for the sole purpose of building additional affordable housing; creation of entities for the sole purpose of developing additional affordable housing opportunities).
- Report:** In FY 2006, the Authority created Will County Housing Development Corporation, its 501(c)(3) non-profit instrumentality for the purpose of creating additional housing opportunities for Will County, Illinois.
- Report:** During FY 2008, the Authority began exploring opportunities for an instrumentality to perform general contracting services. New Day Enterprises, LLC, the Authority's for-profit instrumentality and general contracting company was formed in 2009 and has completed contracts with both the City of Joliet and the County of Will.
- Report:** In FY 2006/2007, the following entities were created for the purposes of developing Liberty Meadow Estates, Phase I mixed-income housing community: Briggs-Rosalind Development, LLC and Briggs-Rosalind Phase I, LP. Will County Housing Development Corporation is the managing member of the General Partnership entity, Briggs-Rosalind Development, LLC.
- Report:** In FY 2007, the following entities were created for the purposes of developing Liberty Meadow Estates, Phase II mixed-income housing community: Liberty Meadow Estates, LLC and Liberty Meadow Estates, Phase II, L.P. Will County Housing Development Corporation is the 100% owner of Liberty Meadow Estates, LLC, the General Partnership entity. Funding was approved for this second phase of development within April, 2009.
- Report:** In 2010, the Authority's non profit instrumentality teamed up with a local church for the purpose of developing a non-public housing Supportive Living Facility. Medicaid Waivers are anticipated to support the resident services. Funding applications will be submitted in May, 2010.

Attachment B

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

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

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
IL024	Housing Authority of Joliet	7/01/2010
	Plan Element	Column #3
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.	CHANGED – See Revised ACOP excerpts and FY2011 De-concentration Calculation Below
2.	Financial Resources.	CHANGED - See Table Below
3.	Rent Determination.	NO CHANGE
4.	Operation and Management.	NO CHANGE
5.	Grievance Procedures.	NO CHANGE
6.	Designated Housing for Elderly and Disabled Families.	NO CHANGE
7.	Community Service and Self-Sufficiency.	NO CHANGE
8.	Safety and Crime Prevention.	NO CHANGE
9.	Pets.	NO CHANGE
10.	Civil Rights Certification.	NO CHANGE
11.	Fiscal Year Audit.	NO CHANGE and NO FINDINGS
12.	Asset Management.	NO CHANGE - See Statement Below
13.	Violence Against Women Act (VAWA).	NO CHANGE - See Statement Below
	Copies of the HAJ Agency Plan may be reviewed and/or obtained at:	Central Office Cost Center and at the Management Office of each AMP

Attachment B

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

ACOP – Revised excerpts, effective April 15, 2011

Additions to the Public Housing Dwelling Lease, Appendix B:

Housing Authority of Joliet

Building or Rental Unit Fire Recovery Lease Addendum

Regardless of any other provision of this lease and regardless of any policy(ies) of insurance insuring the Housing Authority of Joliet for any loss, in the event of any loss or damage to Housing Authority of Joliet property, including but not limited to fire loss, caused by the intentional or negligent acts of the tenant or the tenant's family or guests, it is the express intent of the parties to this lease that the tenant shall remain fully liable for any such loss or damage.

And

Housing Authority of Joliet

Special Program Lease Addendum

Having completed the Connective Living, Inc. BTOP Grant Program and receiving a computer for successful completion of the program, I agree to abide to the following:

1. To maintain an active internet service subscription within the rental unit;
2. To maintain the computer in clean and working condition;
3. To conduct regular and/or program recommended maintenance of the computer;
4. To not loan, lend, issue, re-issue, sell, and/or rent the computer to any individual who is not a legal member of my Housing Authority of Joliet household;
5. To utilize the computer to further develop the training received through the BTOP Program and for legitimate and legal activities;
6. To return the computer to the Housing Authority of Joliet if I should discontinue using it, no longer maintain an active internet service subscription, and/or voluntarily or involuntarily relocate/move out of the housing development; and
7. To provide the Housing Authority of Joliet with a valid police report should the computer become lost or stolen; and

I also agree that should the computer become damaged, unusable, stolen, or lost that the Housing Authority of Joliet and Connected Living, Inc. are not responsible for providing me and/or my household with a replacement computer.

Attachment B

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

FY 2011 DECONCENTRATION CALCULATION

As of March 31, 2011

STEP 1

	1BR	2BR	3BR	4BR	5BR	Totals
AMP1	46	43	34	28	0	151
AMP3	0	34	67	22	11	134
Totals	46	77	101	50	11	285

0.85 x 46 Units	=	39.10
1.00 x 77 Units	=	77.00
1.25 x 101 Units	=	126.25
1.40 x 50 Units	=	70.00
1.61 x 11 Units	=	17.71
Total Unit Weighted Average		330.06

Bedroom Adjustment Factor	= Total Unit Weighted Average / No of Units	=	1.1581
	330.06 / 285 Units		
PHA-Wide Average Income	= Total Income/No. of Units	=	\$16,559.43
	\$4,719.436/285 Units		
	PHA-Wide Average Income	=	\$16,559
PHA-Wide Adjusted Average Income	= PHA-Wide Average Income/Adjustment Factor	=	\$14,298.42
	\$ 16,559/ 1.1581		
	PHA-Wide Adjusted Average Income	=	\$14,298

Notes:

1. Units have been assigned to AMPs and are no longer assigned by HUD project/housing development number.
2. AMP2 has been disposed of and is not part of this calculation.

Attachment B

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

STEP 2

AMP1: Des Plaines Gardens Homes

0.85 x 46 Units	=	39.10
1.00 x 43 Units	=	43.00
1.25 x 34 Units	=	42.50
1.40 x 28 Units	=	39.20
1.61 x 0 Units	=	<u>0.00</u>
Total Unit Weighted Average		163.80

Bedroom Adjustment Factor	=	Total Unit Weighted Average/No of Units	=	1.0848
		163.80 / 151 Units		
Covered Development Average Income	=	Total Income/No. of Households	=	\$13,317.83
		\$2,463,992 / 151 Units		
Covered Development Adjusted Average Income	=	Development Average Income/Adjustment Factor	=	\$15,042.40
		\$16,318 / 1.0848		
		Covered Development Adjusted Average Income	=	\$15,042

AMP3: Fairview Homes

0.85 x 0 Units	=	0.00
1.00 x 34 Units	=	34.00
1.25 x 67 Units	=	83.75
1.40 x 22 Units	=	30.80
1.61 x 11 Units	=	<u>17.71</u>
Total Unit Weighted Average		166.26

Bedroom Adjustment Factor	=	Total Unit Weighted Average/No of Units	=	1.2407
		166.26 / 134 Units		
Covered Development Average Income	=	Total Income/No. of Households	=	\$16,831.67
		\$2,255,444 / 134 Units		
Covered Development Adjusted Average Income	=	Development Average Income/Adjustment Factor	=	\$13,566.54
		\$16,832 / 1.2407		
		Covered Development Adjusted Average Income	=	\$13,567

Attachment B

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

STEP 3

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

AMP1 $\frac{\$15,042}{\$14,298} \times 100\% = \mathbf{105.20\%}$

AMP3 $\frac{\$13,567}{\$14,298} \times 100\% = \mathbf{94.89\%}$

AMP1 and AMP3 are within the 85% to 115% PHA-Wide Average Income range and are not subject to any deconcentration policy.

Housing Authority of Joliet
Income Trends in Public Housing – Zero Income
Reporting Families

FY2002 Zero Income Families

IL24-001	15/76	19.74%
IL24-002	6/45	13.33%
IL24-003	79/281	28.11%
Totals	100/402	24.87%

FY2008 Zero Income Families

AMP No. 1	15/157	9.55%
AMP No. 3	31/168	18.45%
Totals	46/325	14.15%

FY2003 Zero Income Families

IL24-001	21/75	28.00%
IL24-002	14/45	31.11%
IL24-003	79/299	26.42%
Totals	114/419	27.21%

FY2009 Zero Income Families

AMP No. 1	9/155	5.81%
AMP No. 3	16/152	10.53%
Totals	25/307	8.14%

FY2004 Zero Income Families

IL24-001	20/74	27.03%
IL24-002	10/46	21.74%
IL24-003	86/297	28.95%
Totals	116/417	27.83%

FY2010 Zero Income Families

AMP No. 1	4/148	2.70%
AMP No. 3	4/109	3.67%
Totals	8/257	3.11%

FY2005 Zero Income Families

IL24-001	15/75	20.00%
IL24-002	14/46	30.43%
IL24-003	55/294	18.71%
Totals	84/415	20.24%

FY2011 Zero Income Families

AMP No. 1	3/151	1.99%
AMP No. 3	6/134	4.48%
Totals	9/285	3.16%

FY2006 Zero Income Families

IL24-001	8/74	10.81%
IL24-002	12/44	27.27%
IL24-003	55/304	18.09%
Totals	75/422	17.77%

FY2007 Zero Income Families

IL24-001	6/73	8.22%
IL24-002	2/40	5.00%
IL24-003	36/276	13.04%
Totals	44/389	11.31%

Housing Authority of Joliet

Attachment B

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

Income Trends in Public Housing – Known Working Families

FY2002 Working (Wage) Families

IL24-001	36/76	47.37%
IL24-002	21/45	46.67%
IL24-003	82/281	29.18%
Totals	139/402	34.58%

FY2011 Working (Wage) Families

AMP No. 1	51/151	33.77%
AMP No. 3	65/134	48.51%
Totals	116/285	40.70%

FY2003 Working (Wage) Families

IL24-001	32/75	42.67%
IL24-002	12/45	26.67%
IL24-003	108/299	36.12%
Totals	152/419	36.28%

FY2004 Working (Wage) Families

IL24-001	31/74	41.89%
IL24-002	16/46	34.78%
IL24-003	100/297	33.67%
Totals	147/417	35.25%

FY2005 Working (Wage) Families

IL24-001	29/75	38.67%
IL24-002	13/46	28.26%
IL24-003	110/294	37.41%
Totals	152/415	36.62%

FY2006 Working (Wage) Families

IL24-001	28/74	37.84%
IL24-002	21/44	47.73%
IL24-003	122/304	40.13%
Totals	171/422	40.52%

FY2007 Working (Wage) Families

IL24-001	35/73	47.95%
IL24-002	18/40	45.00%
IL24-003	136/276	49.28%
Totals	189/389	48.59%

FY2008 Working (Wage) Families

AMP No. 1	70/157	44.59%
AMP No. 3	75/168	44.64%
Totals	145/325	44.61%

FY2009 Working (Wage) Families

AMP No. 1	67/155	43.23%
AMP No. 3	71/152	46.71%
Totals	138/307	44.95%

FY2010 Working (Wage) Families

AMP No. 1	60/148	40.54%
AMP No. 3	59/109	54.13%
Totals	119/257	46.30%

Attachment B

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

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants-FFY 2011 grants		
a) Public Housing Operating Fund	3,889,188	Public Housing Operations
b) IL06-P024-50111 Public Housing Capital Fund	1,760,790	Physical & Management Improvements / Debt Service
c) IL06-R024-50111 Replacement Housing Factor Fund	214,776	Replacement ACC units; RHF Plan / Mixed-Finance Proposal Submitted
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	9,154,943	Housing Assistance Payments, etc.
g) Public Housing Drug Elimination Program	0	
h) Resident Opportunity and Self- Sufficiency Grants	66,547	Elderly Services Coordinator
i) Community Development Block Grant	0	
j) HOME – City of Joliet	430,000	Mixed-Finance project, Liberty Meadow Estates, Phase II
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>CFP - 50110</i>	578,103	Currently unobligated, but planned for development activities, management & physical improvements
<i>RHF 2009</i>	216,622	RHF Plan / Mixed-Finance Proposal Submitted
<i>RHF 2010</i>	215,782	RHF Plan / Mixed-Finance Proposal Submitted
3. Public Housing Dwelling Rental Income		
	2,638,975	Maintenance/Operations
4. Other income (list below)		
Rental Housing Support Program, State of Illinois	300,000	Housing Assistance Payments
Bridge Subsidy Grant, State of Illinois	325,000	Housing Assistance Payments
Excess Utilities	0	
Investment Interest	3,000	Maintenance/Operations
Non Dwelling Rental	38,000	Maintenance/Operations
Income/Operations	264,677	Maintenance/Operations
Total resources	\$ 20,096,403	

Attachment B

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

IPA Audits:

Fiscal Year Ending 6/30/2009 – Complete with No Findings.

Asset Management Statement

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

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

Violence Against Women Act (VAWA) Statement

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

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

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

The Policy has the following goals and objectives:

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

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

HOPE VI / Choice Neighborhood Initiative:

The Authority is contemplating the submission of a HOPE VI / Choice Neighborhood Initiative application for the revitalization of the Des Plaines Gardens (AMP 1) and City of Joliet river-front / downtown area.

Pending, Planned, and/or In-Progress

Mixed-Finance Modernization or Development:

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

- **Liberty Meadow Estates, Phase II** - In partnership with a private equity investor, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation is the developer of a 42-unit LIHTC single family and duplex lease-to-own housing community. Pending HUD approvals, the closing and construction is expected to begin May, 2011. Eleven (11) ACC units and thirty-one (31) Project Based Vouchers are planned for this project. ***The Authority submitted its Mixed-Finance Proposal to HUD on March 17, 2011.***
- **McKenzie Falls Senior Housing Development** – In 2010, the Authority and its instrumentality partnered with McKenzie Falls, LLC to develop the 106 unit, mixed-income Senior Housing Development, located in Bolingbrook, Illinois. Financing totaling more than \$15MM was secured and construction is nearly complete. Twenty-two (22) Project Based Vouchers have been committed to this project.
- **Tower Place Supportive Living Facility** – In partnership with a local church, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation will act as co-developer and funding has been identified to develop a 50-unit affordable SLF – Medicaid Waivers through the State of Illinois have already been approved. No ACC units or PBV units are anticipated for this project. Closing and Construction is anticipated for late Fall, 2011.
- **Replacement Housing Plan in partnership with the City of Joliet** – Build America Bond Issue, HOME funds, and other private/public funding – to replace demolished public housing, in non-impacted areas of the City of Joliet.
- **Liberty Meadow Estates, Phase III** - In partnership with a private equity investor, the Housing Authority of Joliet's non-profit instrumentality, Will County Housing Development Corporation (WCHDC) will act as the developer of a 38-unit LIHTC single family and duplex lease-to-own housing community. Currently WCHDC seeks funding sources. Subsequent to successful financing, 2013 construction is anticipated. **Transformation of Fairview Homes** (AMP 3) into a mixed-income, possibly mixed-use, community – Low-Income Housing Tax Credits, Illinois Affordable Housing Tax Credits, IHDA Trust Funds, City of Joliet and Will County HOME funds, Federal Home Loan Bank of Chicago Affordable Housing Program grant, HUD Risk Share Loan – Project Based Vouchers and/or ACC units mixed in to a lease-to-own community.
- **HOPE VI / Choice Neighborhood Initiative - Revitalization of Des Plaines Gardens** (AMP 1) in combination with the City of Joliet's Revitalization Plan to create a Transportation HUB in Downtown Joliet. A new mixed-income community would be developed, offering a percentage of ACC units and/or PBV units.

The Housing Authority of Joliet is committed to the replacement of every conventional public housing unit lost through demolition, either by the acquisition of homes or the development of new homes in the non-impacted areas of the City of Joliet.

Demolition/Disposition:

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

The Housing Authority of Joliet is committed to the replacement of every conventional public housing unit lost through demolition, either by the acquisition of homes or the development of new homes in the non-impacted areas of the City of Joliet.

As part of the Liberty Meadow Estates mixed finance / mixed income housing development project, each phase will require disposition of vacant land – portions of the total 51 acres purchased in 2005 by the Authority, located at Briggs and Rosalind Streets.

May, 2011 – the Housing Authority of Joliet will request disposition of approximately 7.8 acres of said vacant land, for the development of Phase II.

Conversion of Public Housing:

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

PH Homeownership Programs:

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

Project Based Vouchers:

- In 2005, five (5) project based vouchers were committed to assist the Braidwood Senior Housing project.
- In 2006, seventeen (17) project based vouchers were committed to assist the Liberty Meadow Estates, Phase I mixed-income housing community.
- In 2009, the Housing Authority of Joliet has pledged (pending financing and project approvals / closing / construction completion) project based vouchers for the following Will County area affordable housing projects:
 1. Thirty-one (31) to Liberty Meadow Estates, Phase II, Joliet, IL
 2. Twenty-two (22) to McKenzie Falls Senior Apartments, Bolingbrook, IL
- In 2011 / 2012 / 2013, the Authority has pledged / expects to pledge:
 1. Ten (10) to Hawthorne Lakes, Frankfort, IL.
 2. Eight (8) to Liberty Meadow Estates, Phase III, Joliet, IL.
 3. Approximately Twenty (20) to the Revitalization of what is currently Des Plaines Gardens, Joliet, IL.
 4. Approximately Ninety-two (92) to the Community Builders' University Park, IL housing project, Thornwood House – in a 1-for-2 exchange for Enhanced Vouchers.
 5. Approximately Twenty (20) to the Revitalization of what is currently Fairview Homes, Joliet, IL.
- Should all the above projects go as planned, the Authority will have committed 225 of its vouchers to project-based assistance. This represents approximately **17%** of the total 1,319 vouchers.

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing program

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

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

Part I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)

Grant Type and Number
CFP - IL06-P024-50111

FFY of Grant: 2011
FFY of Approval: 2011

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

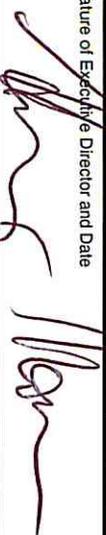
Performance and Evaluation Report for Program Year Ending
 Revised Annual Statement/Revision #

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations (may not exceed 20% of line 20)	\$100,000.00	\$0.00		
3	1408 Management Improvements	\$175,000.00	\$0.00		
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$38,000.00	\$0.00		
8	1440 Site Acquisition	\$155,000.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$0.00	\$0.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00		
12	1470 Non-dwelling Structures	\$0.00	\$0.00		
13	1475 Non-dwelling Equipment	\$75,000.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1492 Moving to Work Demonstration	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1499 Development Activities	\$486,469.86	\$0.00		
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00		
18 b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$531,320.14	\$0.00		
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00		
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$1,760,790.00	\$0.00		
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00		
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00		
24	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00		
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00		

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

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

Signature of Executive Director and Date



4/8/2011

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

Mr. Henry Morris, Chief Executive Officer

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement
Housing Factor and Capital Fund Financing program

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

Part II: Supporting Pages

Original Annual Statement

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				CFP - IL06-P024-50111	FFY of Grant: 2011	Original	Currently Revised	Funds Obligated	Funds Expended	
1406 Operations (may not exceed 20%)		1406	1		\$100,000.00					
1408 Management Improvements										
	Pre-Dev / Planning Consultants	1408	2		\$75,000.00					
	Resident Initiative Staff Salaries	1408	3		\$100,000.00					
				TOTAL Account 1408	\$175,000.00					
1410 Administration (may not exceed 10%)		1410	3		\$200,000.00					
1411 Audits		1411			\$0.00					
1415 Liquidated Damages		1415			\$0.00					
1430 Fees and Cost		1430	3		\$38,000.00					
1440 SITE ACQUISITION		1440	1		\$155,000.00					
1450 Site Improvements		1450			\$0.00					
1460 Dwelling Structures		1460			\$0.00					
1465.1 Dwelling Equipment		1465			\$0.00					
1470 Non-Dwelling Structures		1470			\$0.00					
1475 Non-Dwelling Equipment		1475	2 vehicles		\$75,000.00					
1485 Demolition of AMP 3		1485			\$0.00					
1492 MTW		1492			\$0.00					
1495 Relocation		1495			\$0.00					
1499 Development		1499			\$0.00					
1501 Collateralization or Debt Service Paid by PHA		1501			\$0.00					
9000 Collateralization or Debt Service Paid Via System of Direct Payment		9001			\$531,320.14					
1502 Contingency		1502			\$0.00					
PHA-Wide Total					\$1,449,320.14					

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement
Housing Factor and Capital Fund Financing program

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

Part II: Supporting Pages

Original Annual Statement

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number		Status of Proposed Work	
				CFP - IL06-P024-50111	FFY of Grant: 2011		
				Total Estimated Cost		Total Actual Cost	
				Original	Currently Revised	Funds Obligated	Funds Expended
HOUSING AUTHORITY OF JOLIET (IL06-P024)							
Development Activities							
AMP 1 - Des Plaines Gardens	Choice Neighborhood Initiatives Consultant / Planning Activities	1499	1	\$114,500.00			
		AMP 1 Total		\$114,500.00			
AMP 2 - Liberty Meadow Estates Phase 2	Mixed-Finance Development - New Construction/Development Activities	1499	1	\$371,969.86			
		AMP 2 Total		\$371,969.86			
1499 Development Activities TOTAL							
GRANT TOTAL							
				\$1,760,790.00			

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

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

**IL06-P024-50111
Housing Authority of Joliet**

Original Capital Fund Statement

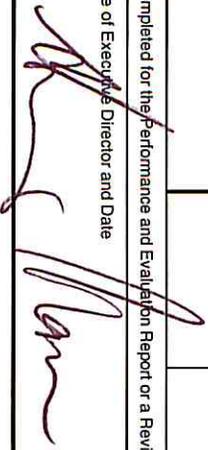
OMB Approval No. 2577-0157 (Exp. 4/30/2011)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Revised (1)	
PHA-Wide	7/14/2013				
AMP 1	7/14/2013				
AMP 2	7/14/2013				

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

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

Signature of Executive Director and Date



Mr. Henry Morris
Chief Executive Officer

4/8/2011

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

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing program

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

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

Part I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)

Grant Type and Number
CFP - IL06-P024-50110

FFY of Grant: 2010
FFY of Approval: 2010

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

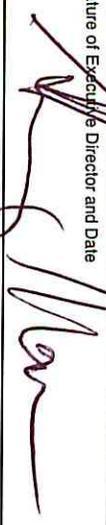
Revised Annual Statement/Revision #3, 4/8/2011
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original (revised 1/5/2011)	Currently Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$448,967.06	\$356,972.48	\$356,972.48	\$245,414.00
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00	\$200,000.00	\$200,000.00	\$122,707.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$18,000.00	\$17,275.38	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$30,000.00	\$30,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$30,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$500,102.80	\$632,972.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18 b	9000 Collateralization or Debt Service paid via System of Direct Paym	\$533,720.14	\$533,720.14	\$533,720.14	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$1,760,790.00	\$1,770,940.00	\$1,090,692.62	\$368,121.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$12,000.00	\$12,000.00	\$2,825.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Hard Costs	\$155,154.00	\$74,419.54	\$74,419.54	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Signature of Executive Director and Date



4/8/2011

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

Mr. Henry Morris, Chief Executive Officer

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement
Housing Factor and Capital Fund Financing program

Revision #3 4/8/2011

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

Part II: Supporting Pages

Original Annual Statement

Expires 4/30/2011

HOUSING AUTHORITY OF JOLIET (IL06-P024)

Grant Type and Number
CFP - IL06-P024-50110

FFY of Grant: 2010

Total Actual Cost

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original (revised 1/5/11)		Currently Revised		Funds Obligated		Funds Expended		Status of Proposed Work
1406	Operators (may not exceed 20%)	1406		\$0.00		\$0.00		\$0.00		\$0.00		
1408	Management Improvements	1408		\$41,514.86		\$42,781.50		\$42,781.50		\$42,754.50		
	Pre-Dev / Planning Consultants	1408		\$155,154.00		\$74,419.54		\$74,419.54		\$0.00		
	Installation of Additional Security Improvements	1408		\$181,743.20		\$157,216.44		\$157,216.44		\$139,043.77		
	Vac Unit Turn Around / Emergency Rehab - AMP 3	1408		\$0.00		\$12,000.00		\$12,000.00		\$2,825.00		
	Section 504 Assessment & Remediation Plan	1408		\$70,555.00		\$70,555.00		\$70,555.00		\$60,790.73		
	Resident Initiative Staff Salaries	1408		\$448,967.06		\$356,972.48		\$356,972.48		\$245,414.00		
	TOTAL Account 1408			\$200,000.00		\$200,000.00		\$200,000.00		\$122,707.00		
1410	Administration (may not exceed 10%)	TOTAL Account 1410		\$0.00		\$0.00		\$0.00		\$0.00		
1411	Audits	1411		\$0.00		\$0.00		\$0.00		\$0.00		
1415	Liquidated Damages	1415		\$0.00		\$0.00		\$0.00		\$0.00		
1430	Fees and Cost	1430		\$18,000.00		\$17,275.38		\$0.00		\$0.00		
	Misc. Fees & Costs	TOTAL Account 1430		\$0.00		\$0.00		\$0.00		\$0.00		
1440	SITE ACQUISITION	TOTAL Account 1440		\$0.00		\$0.00		\$0.00		\$0.00		
	Purchase of property, unidentified at this time	1450		\$0.00		\$0.00		\$0.00		\$0.00		
1460	Site Improvements	1460		\$0.00		\$0.00		\$0.00		\$0.00		
1460	Dwelling Structures	1460		\$0.00		\$0.00		\$0.00		\$0.00		
1465.1	Dwelling Equipment	TOTAL Account 1465		\$0.00		\$0.00		\$0.00		\$0.00		
	Kitchen Appliances	1470		\$0.00		\$0.00		\$0.00		\$0.00		
1470	Non-Dwelling Structures	1475	2	\$30,000.00		\$30,000.00		\$0.00		\$0.00		
	purchase of 2 mod vehicles	1485	168	\$0.00		\$0.00		\$0.00		\$0.00		
1485	Demolition of AMP 3 or AMP 1	1492		\$0.00		\$0.00		\$0.00		\$0.00		
1492	MTW	1495	168	\$30,000.00		\$0.00		\$0.00		\$0.00		
1495	Relocation of AMP 3 or AMP 1											
1499	Development Activities											
	Liberty Meadow Estates, Phase II, Affordable Mixed-Finance Project	TOTAL Account 1499		\$500,102.80		\$632,972.00		\$0.00		\$0.00		Mixed-Finance Pending
1501	Collateralization or Debt Service Paid By PHA	1501		\$0.00		\$0.00		\$0.00		\$0.00		
9000	Collateralization or Debt Service Paid Via System of Direct Payment	9001		\$533,720.14		\$533,720.14		\$533,720.14		\$0.00		
1502	Contingency	1502		\$0.00		\$0.00		\$0.00		\$0.00		
	PHA-Wide Total			\$1,760,790.00		\$1,770,940.00		\$1,090,692.62		\$368,121.00		
	2010 CFP GRANT TOTAL			\$1,760,790.00		\$1,770,940.00		\$1,090,692.62		\$368,121.00		

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

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

**IL06-P024-50110
Housing Authority of Joliet**

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Original	Revised (1)	
PHA-Wide	7/14/2012		7/14/2014		
<p>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.</p> <p>(2) To be completed for the Performance and Evaluation Report.</p>					
<p>Signature of Executive Director and Date</p> 			<p>4/8/2011</p>		<p>Signature of Public Housing Director/Office of Native American Programs Administrator and Date</p>
<p>Mr. Henry Morris Chief Executive Officer</p>					

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

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

HOUSING AUTHORITY OF JOLIET (IL06-P024)

Grant Type and Number
ARRA - IL06-S024-50109

FFY of Grant: 2009
FFY of Approval: 2009

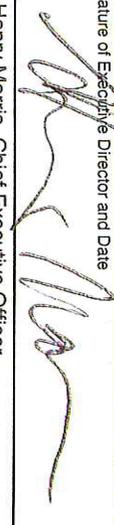
Original Annual Statement Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$250,000.00	\$176,676.68	\$176,676.68	\$176,676.68
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,816,911.63	\$1,896,540.94	\$1,896,540.94	\$1,896,540.94
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$461,262.37	\$454,956.38	\$454,956.38	\$454,956.38
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of line 21 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$235,000.00	\$235,000.00	\$235,000.00	\$235,000.00

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

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

Signature of Executive Director and Date

 4/8/2011

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

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

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

Part II: Supporting Pages

FINAL P&E

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				ARRA - IL06-S024-50109	FFY of Grant: 2009	Original (revised 3/23/2010)	Currently Revised	Funds Obligated	Funds Expended	
PHA Wide	1406 Operations	1406				\$0.00	\$0.00	\$0.00	\$0.00	
	1408 Management Improvements	1408				\$0.00	\$0.00	\$0.00	\$0.00	
	1410 Administration	1410	10%			\$250,000.00	\$176,676.68	\$176,676.68	\$176,676.68	Complete
	1411 Audits	1411				\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415				\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430				\$0.00	\$0.00	\$0.00	\$0.00	
	1440 SITE ACQUISITION	1440				\$0.00	\$0.00	\$0.00	\$0.00	
	1450 Site Improvements	1450				\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures (SIGNAGE)	1460				\$880.81	\$1,430.81	\$1,430.81	\$1,430.81	Complete
	1460 - mistakenly drawn from wrong account for COCC parking lot					\$0.00	\$50,664.43	\$50,664.43	\$50,664.43	Complete
	1465 Dwelling Equipment	1465				\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475				\$0.00	\$0.00	\$0.00	\$0.00	
	1485 Demolition	1485				\$0.00	\$0.00	\$0.00	\$0.00	
	1490 Replacement Reserve	1490				\$0.00	\$0.00	\$0.00	\$0.00	
1492 MTTV	1492				\$0.00	\$0.00	\$0.00	\$0.00		
1499 Development	1499				\$0.00	\$0.00	\$0.00	\$0.00		
9001 Bond Debt Obligation	9001				\$0.00	\$0.00	\$0.00	\$0.00		
1502 Contingency	1502				\$0.00	\$0.00	\$0.00	\$0.00		
1460 Dwelling Structures										
		1460				\$0.00	\$0.00	\$0.00	\$0.00	Not Needed
AMP 1 Desplaines Gardens	Roof Replacement at Senior Quads	1460	7			\$0.00	\$0.00	\$0.00	\$0.00	Not Needed
AMP 1 Total										
						\$0.00	\$0.00	\$0.00	\$0.00	
AMP 4 401, 407, 411, 415, 419, & 420 N. Bluff	Trash Compactor Installation - 401 & 419	1460	2			\$194,800.00	\$197,429.20	\$197,429.20	\$197,429.20	Complete
	Tuckpointing	1460	2			\$58,000.00	\$58,000.00	\$58,000.00	\$58,000.00	Complete
	Installation of Water Softener	1460	1			\$40,800.00	\$40,800.00	\$40,800.00	\$40,800.00	Complete
	Installation of Emergency Generators	1460	2			\$189,490.00	\$203,201.07	\$203,201.07	\$203,201.07	Complete
AMP 4 Total										
						\$483,090.00	\$499,430.27	\$499,430.27	\$499,430.27	Not Needed
AMP 5 400 N. Bluff	Tuckpointing	1460	1			\$29,000.00	\$29,000.00	\$29,000.00	\$29,000.00	Complete
	Installation of Water Softener	1460	1			\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	AMP 5 Total									
						\$49,400.00	\$49,400.00	\$49,400.00	\$49,400.00	Complete
AMP 6 John C. Murphy	Installation of Heat Circulatory, Booster, Pumps	1460	4			\$78,968.00	\$113,041.00	\$113,041.00	\$113,041.00	Complete
	Tuckpointing	1460	1			\$0.00	\$0.00	\$0.00	\$0.00	Not Needed
	Installation of Water Softener	1460	1			\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete
	Installation of Emergency Generators	1460	1			\$94,745.00	\$102,300.54	\$102,300.54	\$102,300.54	Complete
AMP 6 Total										
						\$212,656.00	\$254,284.54	\$254,284.54	\$254,284.54	Complete

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing
 Factor and Capital Fund Financing program
 Part II: Supporting Pages

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

FINAL P&E

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number		Total Estimated Cost				Total Actual Cost				Status of Proposed Work
				ARRA - IL06-S024-50109	FFY of Grant: 2009	Original (revised 3/23/2010)	Currently Revised	Funds Obligated	Funds Expended	Original (revised 3/23/2010)	Currently Revised	Funds Obligated	Funds Expended	
AMP 7 Kennedy Terrace	Installation of Heat Circulatory, Booster Pumps	1460	1			\$78,966.00	\$45,885.00	\$45,885.00	\$45,885.00	\$45,885.00	\$45,885.00	Complete		
	Installation of Water Softener	1460	1			\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete		
	Installation of Emergency Generators	1460	1			\$94,745.00	\$102,400.54	\$102,400.54	\$102,400.54	\$102,400.54	\$102,400.54	Complete		
	Upgrade Trash Compactors	1460	1			\$16,756.00	\$16,756.00	\$16,756.00	\$16,756.00	\$16,756.00	\$16,756.00	Complete		
	Installation of Stainless Steel Boiler Exhaust Piping	1460	1			\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	Complete		
	Bathroom Remodel - Shower Stalls, Floor, Walls, Piping, Sink, Faucet	1460	173			\$301,084.91	\$301,084.91	\$301,084.91	\$301,084.91	\$301,084.91	\$301,084.91	Complete		
	AMP 7 Total					\$528,069.41	\$502,643.95	\$502,643.95	\$502,643.95	\$502,643.95	\$502,643.95	\$502,643.95		
AMP 8 Stevenson Gardens	Installation of Heat Circulatory, Booster Pumps	1460	1			\$78,966.00	\$77,974.00	\$77,974.00	\$77,974.00	\$77,974.00	\$77,974.00	Complete		
	Installation of Water Softener	1460	1			\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	Complete		
	Installation of Emergency Generators	1460	1			\$113,242.82	\$102,400.54	\$102,400.54	\$102,400.54	\$102,400.54	\$102,400.54	Complete		
	Upgrade Trash Compactors	1460	1			\$13,885.00	\$13,885.00	\$13,885.00	\$13,885.00	\$13,885.00	\$13,885.00	Complete		
	Installation of Stainless Steel Boiler Exhaust Piping	1460	1			\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	\$16,117.50	Complete		
Bathroom Remodel - Shower Stalls, Floor, Walls, Piping, Sink, Faucet	1460	177			\$301,084.90	\$307,909.90	\$307,909.90	\$307,909.90	\$307,909.90	\$307,909.90	Complete			
AMP 8 Total					\$543,696.22	\$538,686.94	\$538,686.94	\$538,686.94	\$538,686.94	\$538,686.94	\$538,686.94			
1460 Dwelling Structures TOTAL			1460			\$1,816,911.63	\$1,896,540.94	\$1,896,540.94	\$1,896,540.94	\$1,896,540.94	\$1,896,540.94			
1470 Non-Dwelling Structures														
AMP 1 Desplaines Gardens	Roof Replacement and Tower Truckpointing at Felman Day Care Center	1470	1			\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70	Complete		
	AMP 1 Total					\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70	\$103,952.70			
Central Office Cost Center	Administrative Building Renovation - New Roof, New HVAC, New Phone System, Main Floor Remodel, and Parking Lot Expansion	1470	1			\$357,309.67	\$351,003.68	\$351,003.68	\$351,003.68	\$351,003.68	\$351,003.68	Complete		
	COCC Total					\$357,309.67	\$351,003.68	\$351,003.68	\$351,003.68	\$351,003.68	\$351,003.68			
1470 Non-Dwelling Structures TOTAL						\$461,262.37	\$454,956.38	\$454,956.38	\$454,956.38	\$454,956.38	\$454,956.38			
GRANT TOTAL						\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00	\$2,528,174.00			

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

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

**IL06-S024-50109
Housing Authority of Joliet**

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Original	Revised (1)	
AMP 1	3/15/2010		3/31/2011		
AMP 4	3/15/2010		3/31/2011		
AMP 5	3/15/2010		3/31/2011		
AMP 6	3/15/2010		3/31/2011		
AMP 7	3/15/2010		3/31/2011		
COCC	3/15/2010		3/31/2011		

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

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

Signature of Executive Director and Date

Handwritten Signature

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

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing program

Part I: Summary

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

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

HOUSING AUTHORITY OF JOLIET (IL06-P024)

Grant Type and Number
CFP - IL06-P024-50109

FFY of Approval: **2009**

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

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original (revised 3/15/2011)	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations (may not exceed 20% of line 20)	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
3	1408 Management Improvements	\$357,608.02	\$357,608.02	\$357,608.02	\$357,608.02
4	1410 Administration (may not exceed 10% of line 20)	\$199,729.86	\$199,729.86	\$199,729.86	\$199,729.86
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$22,097.24	\$22,097.24	\$22,097.24	\$22,097.24
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$94,932.74	\$94,932.74	\$94,932.74	\$94,932.74
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$161,872.00	\$161,872.00	\$161,872.00	\$161,872.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18 b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$533,995.14	\$533,995.14	\$533,995.14	\$533,995.14
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$1,770,235.00	\$1,770,235.00	\$1,770,235.00	\$1,770,235.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$18,929.09	\$18,929.09	\$18,929.09
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Hard Costs	\$8,148.50	\$90,661.92	\$90,661.92	\$90,661.92
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Signature of Executive Director and Date


4/8/2011

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

Mr. Henry Morris, Chief Executive Officer

Annual Statement / Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement
Housing Factor and Capital Fund Financing program

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

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

Part II: Supporting Pages

P&E Report - FINAL

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number			Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				CFP - IL06-P024-50109	Original	3/15/2011 Previous Revision	Current Revision	Funds Obligated	Funds Expended		
1406 Operations (may not exceed 20%)		1406	1		\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Complete	
1408 Management Improvements Resident Initiative - Case Mgmt & Tracking Software		1408			\$131,000.00	\$357,608.02	\$357,608.02	\$357,608.02	\$357,608.02	Complete	
Pre-Development Planning & Misc					\$61,225.00	\$61,670.88	\$61,670.88	\$61,670.88	\$61,670.88	Complete	
Security Improvements					\$28,495.02	\$136,750.45	\$136,750.45	\$136,750.45	\$136,750.45	Complete	
AMP 1 & 3					\$0.00	\$79,467.82	\$79,467.82	\$79,467.82	\$79,467.82	Complete	
Emergency HVAC					\$0.00	\$28,035.90	\$28,035.90	\$28,035.90	\$28,035.90	Complete	
Vacant Unit Turn-Around					\$25,786.00	\$29,305.00	\$29,305.00	\$29,305.00	\$29,305.00	Complete	
COCC Expansion / Lunch-room remodel					\$15,493.98	\$22,377.97	\$22,377.97	\$22,377.97	\$22,377.97	Complete	
1410 Administration (may not exceed 10%)		1410	5		\$199,729.86	\$199,729.86	\$199,729.86	\$199,729.86	\$199,729.86	Complete	
1411 Audits		1411			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1415 Liquidated Damages		1415			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1430 Fees and Cost		1430	3		\$20,000.00	\$22,097.24	\$22,097.24	\$22,097.24	\$22,097.24	Complete	
1440 SITE ACQUISITION		1440	2		\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later date	
1450 Site Improvements		1450			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1460 Dwelling Structures		1460			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1465.1 Dwelling Equipment		1465			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1470 Non-Dwelling Structures		1470			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1475 Non-Dwelling Equipment		1475			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1485 Demolition of AMP 3		1485	168		\$112,565.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later date	
1492 MTW		1492			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
1495 Relocation		1495	168		\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to later date	
1499 Development		1499			\$0.00	\$161,872.00	\$161,872.00	\$161,872.00	\$161,872.00	Mixed-IT Proj & CNI Consults	
1501 Collateralization or Debt Service Paid by PHA		1501			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
9000 Collateralization or Debt Service Paid Via System of Direct Payment		9001			\$533,995.14	\$533,995.14	\$533,995.14	\$533,995.14	\$533,995.14	Complete	
1502 Contingency		1502			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide Total					\$1,577,290.00	\$1,675,302.26	\$1,675,302.26	\$1,675,302.26	\$1,675,302.26		

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

P&E Report - FINAL

HOUSING AUTHORITY OF JOLIET (IL06-P024)		Grant Type and Number		FFY of Grant: 2009		Status of Proposed Work	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	3/15/2011 Previous Revision		
				Current Revision	Funds Obligated	Funds Expended	
AMP 3 Fairview Homes	Exterior Improvements	1460		\$0.00	\$10,737.99	\$10,737.99	Complete
	Emergency Rehabilitation / Vacant Unit Turn Around	1460		\$0.00	\$46,677.56	\$46,677.56	Complete
AMP 3 Total				\$0.00	\$57,415.55	\$57,415.55	
Senior Highrise Buildings							
AMP 4 John O. Homes	Jet Flushing Raiser - 401 & 419	1460	2	\$72,000.00	\$0.00	\$0.00	N/A
	AMP 4 Total			\$72,000.00	\$0.00	\$0.00	
AMP 6 John C. Murphy	Emergency HVAC	1460	1	\$0.00	\$1,167.30	\$1,167.30	Complete
	Jet Flushing Raiser	1460	1	\$36,000.00	\$0.00	\$0.00	Moved to later date
AMP 6 Total				\$36,000.00	\$1,167.30	\$1,167.30	
AMP 7 John F. Kennedy	Jet Flushing Raiser	1460	1	\$36,000.00	\$0.00	\$0.00	Moved to later date
	Emergency HVAC	1460	1	\$0.00	\$1,947.80	\$1,947.80	Complete
	Shower Stall Grab Bars	1460	1	\$0.00	\$9,464.59	\$9,464.59	Complete
	Exterior Improvements	1460	1	\$12,945.00	\$0.00	\$0.00	Moved to later date
AMP 7 Total				\$48,945.00	\$11,412.39	\$11,412.39	
AMP 8 Adlai Stevenson	Jet Flushing Raiser	1460	1	\$36,000.00	\$0.00	\$0.00	Moved to later date
	Emergency HVAC	1460	1	\$0.00	\$15,473.00	\$15,473.00	Complete
	Shower Stall Grab Bars	1460	1	\$0.00	\$9,464.50	\$9,464.50	Complete
AMP 8 Total				\$36,000.00	\$24,937.50	\$24,937.50	
1460 Dwelling Structures TOTAL				\$192,945.00	\$94,932.74	\$94,932.74	
GRANT TOTAL				\$1,770,235.00	\$1,770,235.00	\$1,770,235.00	

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

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

**IL06-P024-50109
Housing Authority of Joliet**

P&E Report - FINAL

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/30/2011			12/31/2011			
AMP 4	6/30/2011			12/31/2011			
AMP 6	6/30/2011			12/31/2011			
AMP 7	6/30/2011			12/31/2011			
AMP 8	6/30/2011			12/31/2011			
COCC	6/30/2011			12/31/2011			

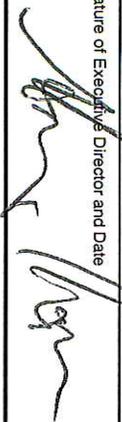
To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

Signature of Executive Director and Date

4/8/2011

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



Mr. Henry Morris
Chief Executive Officer

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

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

HA Name

Capital Funds Project Number

FFY of Approval

HOUSING AUTHORITY OF JOLLET (IL06-P024)

IL06-P024-50108

7/1/2008

Original Annual Statement
 Final Performance and Evaluation Report

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original (6/2010)	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$408,000.00	\$408,000.00	\$408,000.00	\$408,000.00
3	1408 Management Improvements	\$238,884.51	\$238,884.51	\$238,884.51	\$238,884.51
4	1410 Administration	\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,668.65	\$40,668.65	\$40,668.65	\$40,668.65
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$483,755.79	\$483,755.79	\$483,755.79	\$483,755.79
11	1465.1 Dwelling Equipment - Nonexpendable	\$67,235.11	\$67,235.11	\$67,235.11	\$67,235.11
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$15,413.30	\$15,413.30	\$15,413.30	\$15,413.30
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$538,332.64	\$538,332.64	\$538,332.64	\$538,332.64
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$1,997,290.00	\$1,997,290.00	\$1,997,290.00	\$1,997,290.00
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$538,332.64	\$538,332.64	\$538,332.64	\$538,332.64

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

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

Signature of Executive Director and Date


4/8/2011

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

Mr. Henry Morris, Chief Executive Officer

Capital Funds Program: IL06-P024-50108 FINAL 4/8/2011

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)		
PHA Wide	1406 Operations	1406	1	\$408,000.00	\$408,000.00	\$408,000.00	\$408,000.00	Complete	
	1408 Management Improvements								
	Resident Initiative Staff Salaries		1	\$143,413.89	\$143,413.89	\$143,413.89	\$143,413.89	Complete	
	Staff Training		1	\$3,028.00	\$2,100.00	\$2,100.00	\$2,100.00	Complete	
	Environmental Study AMP 3	1408	1	\$1,975.00	\$1,975.00	\$1,975.00	\$1,975.00	Complete	
	Pre-Development / Planning Consultants		3	\$64,451.62	\$69,749.71	\$69,749.71	\$69,749.71	Complete	
	Vacant Unit Turn-Around		10	\$6,066.00	\$1,695.91	\$1,695.91	\$1,695.91	Complete	
	Physical Needs Assessment		1	\$19,950.00	\$19,950.00	\$19,950.00	\$19,950.00	Complete	
			Total Account 1408		\$238,884.51	\$238,884.51	\$238,884.51	\$238,884.51	
	PHA Wide	1410 Administration	1410		\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00	Complete
1411 Audits		1411		\$0.00	\$0.00	\$0.00	\$0.00		
1415 Liquidated Damages		1415		\$0.00	\$0.00	\$0.00	\$0.00		
1430 Fees and Cost									
Misc. Fees & Costs		1430		\$8,462.65	\$8,462.65	\$8,462.65	\$8,462.65	Complete	
PHA-Wide	COCOC Parking Lot expansion A&E			\$15,606.00	\$15,606.00	\$15,606.00	\$15,606.00	Complete	
	AMP 1 Water St Park Environmental Studies			\$16,600.00	\$16,600.00	\$16,600.00	\$16,600.00	Complete	
			Total Account 1430		\$40,668.65	\$40,668.65	\$40,668.65		
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures								
	AMP 5 Modernization		1	\$46,013.79	\$46,013.79	\$46,013.79	\$46,013.79	Complete	
	Digital Antenna - all highrises		5	\$28,922.00	\$28,922.00	\$28,922.00	\$28,922.00	Complete	
	Exterior Wall Improvements - Joint Sealant	1460	4	\$48,650.00	\$48,650.00	\$48,650.00	\$48,650.00	Complete	
	AMP 4 - Install 2 exterior cameras			\$8,438.00	\$8,438.00	\$8,438.00	\$8,438.00	Complete	
	Underground Demolition and Concrete Removal / Haul-Away at Poole Gardens			\$351,732.00	\$351,732.00	\$351,732.00	\$351,732.00	Complete	
Senior Sites			Total Account 1460		\$483,755.79	\$483,755.79	\$483,755.79		
	1465 Dwelling Equipment	1465							
	Replacement of Appliances	1465		\$67,235.11	\$67,235.11	\$67,235.11	\$67,235.11	Complete	
			Total Account 1465		\$67,235.11	\$67,235.11	\$67,235.11		
	1485 DEMOLITION COSTS	1485							
	Demolition of Fairview Homes - AMP 3, Application Reports	1485	168/122	\$15,413.30	\$15,413.30	\$15,413.30	\$15,413.30	Complete	
			Total Account 1485		\$15,413.30	\$15,413.30	\$15,413.30		
	AMP 3								

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

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

IL06-P024-50108
Housing Authority of Joliet
OMB No. 2577-0226
Expires 4/30/2011

Capital Funds Program: IL06-P024-50108

FINAL 4/8/2011

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

Annual Statement / Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program: IL06-P024-50108

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

Housing Authority of Joliet
FINAL P&E Report

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	
AMPs 1 & 3 Desplaines Gardens and Fairview Homes	6/13/2010			9/12/2011	
HA-Wide Management Improvement Activities; Operations Contribution; Administrative Salaries; Staff Training, etc.	6/13/2010			9/12/2011	
AMPs 4, 6, 7, & 8 Senior Sites	6/13/2010			9/12/2011	
Debt Service	6/13/2010			9/12/2011	

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

Signature of Executive Director and Date: *Henry Morris* 4/8/2011

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

Housing Authority of Joliet First Increment RHF Plan

On March 17, 2011, the Housing Authority of Joliet submitted a Mixed-Finance Proposal to the United States Department of Housing & Urban Development.

Funds have been committed to Liberty Meadow Estates, Phase II, a low-income housing tax credit project of which the Housing Authority of Joliet is the Sponsor and property owner/ground lessee. Forty-two (42) single family and duplex homes will be built on approximately 15.4 acres. All 42 will be tax credit eligible and marketed to families at or below 60%AMI. Eleven (11) homes will be under ACC and thirty-one (31) will have project based vouchers.

The first three (3) years of RHF Grant funds are obligated to the above-mentioned project:

IL06R024501-09	7-2009	216,622.00
IL06R024501-10	7-1010	215,782.00
IL06R024501-11	7-2011	<u>214,776.00</u>
		647,180.00

(See Liberty Meadow Estates Rental Term Sheet and letter of CFP & RHF commitment attached.)

We anticipate the use of the final two (2) year of the first increment of RHF on projects of a similar nature – either through acquisition or mixed-finance development.

IL06R024501-12	7-2012	214,000.00
IL06R024501-13	7-2013	<u>214,000.00</u>
		418,000.00

We respectfully request approval of this First Increment RHF Plan.



HOUSING AUTHORITY OF JOLIET

6 South Broadway Street • Joliet, Illinois 60436

Phone 815/727-0611 • Fax 815/727-2073

www.hajoliet.org

Henry Morris
Chief Executive Officer

BOARD OF
COMMISSIONERS

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Chairman

Patrick Asher
Vice Chairman

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Commissioner

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Resident Commissioner

April 5, 2011

To Whom It May Concern:

Due to the recent unavailability of the \$1,250,000 Housing Trust Funds originally obligated for our Liberty Meadow Estates, Phase II project, the Housing Authority of Joliet proposes the following:

- Eleven (11) of the forty-two (42) mixed income units will be placed under the Annual Contributions Contract (ACC) between the Housing Authority of Joliet and the U.S. Department of Housing and Urban Development;
 - This will allow the Housing Authority of Joliet to use its allocations of federal funding toward the development and operations of the project.

Assuming all necessary approvals are received, the Housing Authority of Joliet hereby commits a total of \$1,652,121 to the development of the eleven (11) new ACC units within Liberty Meadow Estates, Phase II, obligated from the following grant programs:

- \$632,972 from the 2010 Capital Fund Program, IL06-P024-50110
- \$371,969 from the 2011 Capital Fund Program, IL06-P024-50111

- \$216,622 from the 2009 Replacement Housing Factor Fund, IL06-R024-50109
- \$215,782 from the 2010 Replacement Housing Factor Fund, IL06-R024-50110
- \$214,776 from the 2011 Replacement Housing Factor Fund, IL06-R024-50111

The Housing Authority of Joliet further commits the following funds to assist with the modernization costs of the Liberty Meadow Estates, Phase II units under ACC:

- \$67,000 annually from the annual Capital Funds allocation

Should you have questions or concerns, or wish to discuss this further, please contact me at 815-727-0606.

Regards,
HOUSING AUTHORITY OF JOLIET

Henry Morris
Chief Executive Officer

**Annual Statement /
Performance and Evaluation Report**

Part I: Summary
Capital Funds Program (CFP)

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

OMB No. 2577-0226

Expires
4/30/2011

HA Name

Capital Funds Project Number

FFY of Approval

HOUSING AUTHORITY OF JOLIET (IL06-P024)

IL06-R024-50111

7/1/2011

Original Annual Statement
 Final Performance and Evaluation Report

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$214,776.00	\$0.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$214,776.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses pr Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Signature of Executive Director and Date

Henry Morris
4/8/2011

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

Mr. Henry Morris, Chief Executive Officer

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

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

IL06-R024-50111
Housing Authority of Joliet

Capital Fund Program - Replacement Housing Factor Funds: IL06-R024-50111

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

Development Number / Name HA - Wide	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated (2)	Funds Expended (2)	
	1406 Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	1408 Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	1410 Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COSTS	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 DEVELOPMENT ACTIVITIES	1499		\$214,776.00	\$0.00			Mixed-Finance Development Activities - Liberty Meadow Estates, Phase II - 11 ACC Units
	9001 DEBT SERVICE	9001		\$0.00	\$0.00	\$0.00	\$0.00	
	GRANT TOTAL			\$214,776.00	\$0.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report
Part I: Summary
Capital Funds Program (CFP)

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

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

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

Original Annual Statement and Evaluation Report
 Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Program Year Ending 6/30/2011

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Non-Capital Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$215,782.00	\$215,782.00	\$0.00	\$0.00
19	9001 Bond Debt Obligation	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$215,782.00	\$215,782.00	\$0.00	\$0.00
22	Amount of line 21 Related to Abatement Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 Signature of Executive Director and Date
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

[Signature]
 4/8/2011

[Signature]

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

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

IL06-R024-50110
Housing Authority of Joliet
OMB No. 2577-0226
Expires 4/30/2011

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

Development Number/Name HA - Vice Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
1406 Operations		1406		\$0.00				
1408 Management Improvements		1408		\$0.00				
1410 Administration		1410		\$0.00				
1411 Audits		1411		\$0.00				
1415 Liquidated Damages		1415		\$0.00				
1430 Fees and Cost		1430		\$0.00				
1440 SITE ACQUISITION		1440		\$0.00				
1460 Dwelling Structures		1460		\$0.00				
1465 Dwelling Equipment		1465		\$0.00				
1485 DEMOLITION COSTS		1485		\$0.00				
1495 RELOCATION COSTS		1495		\$0.00				
1499 DEVELOPMENT ACTIVITIES		1499		\$215,782.00	\$215,782.00			Mixed Finance Development Activities at Liberty Meadow Estates, Phase II - 11 ACC units
9001 DEBT SERVICE		9001		\$0.00	\$0.00			
GRANT TOTAL				\$215,782.00	\$215,782.00			

Annual Statement / Performance and Evaluation Report

Part I: Summary

Capital Funds Program (CFP)

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

OMB No. 2577-0226

Expires 4/30/2011

HA Name	Capital Funds Project Number	FFY of Approval
HOUSING AUTHORITY OF JOLIET (IL06-P024)	IL06-F024-50109	7/1/2009

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

Revised Annual Statement/Revision
 Performance and Evaluation Report for Program Year Ending 6/30/2011

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

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
Signature of Executive Director and Date


4/8/2011

Mr. Henry Morris, Chief Executive Officer

(2) To be completed for the Performance and Evaluation Report.
Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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

IL06-F024-50109
Housing Authority of Joliet

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
	1406 Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	1408 Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	1410 Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
	1430 Fees and Cost	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COSTS	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 DEVELOPMENT ACTIVITIES	1499		\$216,622.00	\$216,622.00			Mixed-Finance Development Activities - Liberty Meadow Estates, Phase II - 11 ACC Units
	9001 DEBT SERVICE	9001		\$0.00	\$0.00	\$0.00	\$0.00	
			GRANT TOTAL	\$216,622.00	\$216,622.00	\$0.00	\$0.00	

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name H AJ - COCC Central Office Cost Center	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	1,240,000.00	1,124,000.00	980,000.00
C.	Management Improvements			100,000.00	100,000.00	300,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	250,000.00
E.	Administration			200,000.00	200,000.00	200,000.00
F.	Relocation			200,000.00	0.00	0.00
G.	Operations			400,000.00	0.00	400,000.00
H.	Demolition			0.00	1,000,000.00	0.00
I.	Development			300,000.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			79,725.13	79,706.39	79,575.25
K.	Total CFP Funds			2,519,725.13	2,503,706.39	2,509,575.25
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			2,519,725.13	2,503,706.39	2,509,575.25

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP 1 Des Plaines Gardens					
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	0.00	0.00	0.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			100,000.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	500,000.00	0.00
I.	Development			150,000.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			18,382.21	18,377.89	18,347.66
K.	Total CFP Funds			268,382.21	518,377.89	18,347.66
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			268,382.21	518,377.89	18,347.66

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 1 – Des Plaines Gardens General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Development Activities	1	150,000
				Relocation of Des Plaines Gardens Residents	162 units	100,000
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$250,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 1 – Des Plaines Gardens General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 1 – Des Plaines Gardens General Description of Major Work Categories	Quantity	Estimated Cost
	Demolition of Des Plaines Gardens	162 units	500,000			0.00
	Subtotal of Estimated Cost		\$500,000	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP 3 Fairview Homes					
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	0.00	0.00	0.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			100,000.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	500,000.00	0.00
I.	Development			150,000.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			0.00	0.00	0.00
K.	Total CFP Funds			250,000.00	500,000.00	0.00
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			250,000.00	500,000.00	0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 3 Fairview Homes General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Development Activities	1	150,000
				Relocation of Fairview Homes Residents	168 units	100,000
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 3 Fairview Homes General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 3 Fairview Homes General Description of Major Work Categories	Quantity	Estimated Cost
	Demolition of Fairview Homes	168 units	500,000			0.00
	Subtotal of Estimated Cost		\$500,000	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP 4 John O. Holmes					
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	172,000.00	569,000.00	0.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			0.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	0.00	0.00
I.	Development			0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			128,765.49	128,735.23	128,523.42
K.	Total CFP Funds			300,765.49	697,753.23	128,523.42
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			300,765.49	697,753.23	128,523.42

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 4 – John O. Holmes General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Section 504 / ADA Compliance Activities		100,000
				Installation of Handrails in Hallways	2 Bldgs	72,000
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$172,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 4 – John O. Holmes General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 4 – John O. Holmes General Description of Major Work Categories	Quantity	Estimated Cost
	Section 504 / ADA Compliance Activities		100,000			0.00
	Interior Unit Painting	125 units	94,000			
	Kitchen Upgrades & Re-Design	125 units	375,000			
	Subtotal of Estimated Cost		\$569,000	Subtotal of Estimated Cost		\$0.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary								
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
A.	Development Number and Name AMP 5 Heritage Place	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014		
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	0.00	0.00	0.00		
C.	Management Improvements			0.00	0.00	0.00		
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00		
E.	Administration			0.00	0.00	0.00		
F.	Relocation			0.00	0.00	0.00		
G.	Operations			0.00	0.00	0.00		
H.	Demolition			0.00	0.00	0.00		
I.	Development			0.00	0.00	0.00		
J.	Capital Fund Financing – Debt Service					137,757.35	137,724.98	137,498.38
K.	Total CFP Funds					137,757.35	137,724.98	137,498.38
L.	Total Non-CFP Funds					0.00	0.00	0.00
M.	Grand Total			137,757.35	137,724.98	137,498.38		

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

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

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	136,000.00	225,000.00	450,000.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			0.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	0.00	0.00
I.	Development			0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			80,797.86	80,778.88	80,645.97
K.	Total CFP Funds			216,797.86	305,778.88	530,645.97
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			216,797.86	305,778.88	530,645.97

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 6 – John C. Murphy Bldg. General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Section 504 / ADA Compliance Activities		100,000
				Installation of Handrails in Hallways	1 Bldg	36,000
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$136,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 6 – John C. Murphy Bldg. General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 6 – John C. Murphy Bldg. General Description of Major Work Categories	Quantity	Estimated Cost
	Section 504 / ADA Compliance Activities		100,000	Kitchen Upgrade & Re-Design	139 units	450,000
	Interior Unit Painting	139 units	125,000			
	Subtotal of Estimated Cost		\$225,000	Subtotal of Estimated Cost		\$450,000

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	AMP 7 John F. Kennedy Terrace	FFY 2010	FFY 2011	FFY 2012	FFY 2013	FFY 2014
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	136,000.00	230,000.00	530,000.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			0.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	0.00	0.00
I.	Development			0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			79,725.13	79,706.39	79,575.25
K.	Total CFP Funds			215,725.13	309,706.39	609,575.25
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			215,725.13	309,706.39	609,575.25

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 7 – John F. Kennedy Terrace General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Section 504 / ADA Compliance Activities		100,000
				Installation of Handrails in Hallways	1 Bldg	36,000
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$136,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 7 – John F. Kennedy Terrace General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 7 – John F. Kennedy Terrace General Description of Major Work Categories	Quantity	Estimated Cost
	Section 504 / ADA Compliance Activities		100,000	Kitchen Upgrade & Re-Design	173 units	530,000
	Interior Unit Painting	173 units	130,000			
	Subtotal of Estimated Cost		\$230,000	Subtotal of Estimated Cost		\$530,000

Part I: Summary						
PHA Name/Number HOUSING AUTHORITY OF JOLIET IL06-P024		Locality (City/County & State) Joliet, Will County, Illinois			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	AMP 8 Adlai Stevenson Gardens	FFY 2010	FFY 2011	FFY 2012	FFY 2013	FFY 2014
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	796,000.00	100,000.00	0.00
C.	Management Improvements			0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment			0.00	0.00	0.00
E.	Administration			0.00	0.00	0.00
F.	Relocation			0.00	0.00	0.00
G.	Operations			0.00	0.00	0.00
H.	Demolition			0.00	0.00	0.00
I.	Development			0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service			80,509.20	80,490.29	80,357.86
K.	Total CFP Funds			876,509.20	180,490.29	80,357.86
L.	Total Non-CFP Funds			0.00	0.00	0.00
M.	Grand Total			876,509.20	180,490.29	80,357.86

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 7/1/2011 – 6/30/2012 FFY 2011			Work Statement for Year: 7/1/2012 – 6/30/2013 FFY 2012		
	See 2011 Annual Statement	Quantity	Estimated Cost	Development Number/Name AMP 8 – Adlai Stevenson Gardens General Description of Major Work Categories	Quantity	Estimated Cost
See P & E Report - 2010				Section 504 / ADA Compliance Activities		100,000
				Installation of Handrails in Hallways	1 Bldg	36,000
				Kitchen Upgrade & Re-Design	173 units	530,000
				Interior Unit Painting	173 units	130,000
				Subtotal of Estimated Cost		\$796,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
	Work Statement for Year 7/1/2013 – 6/30/2014 FFY 2013			Work Statement for Year: 7/1/2014 – 6/30/2015 FFY 2014		
	Development Number/Name AMP 8 – Adlai Stevenson Gardens General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name AMP 8 – Adlai Stevenson Gardens General Description of Major Work Categories	Quantity	Estimated Cost
	Section 504 / ADA Compliance Activities		100,000			
	Subtotal of Estimated Cost		\$100,000	Subtotal of Estimated Cost		\$0.00

Exhibit 9.0

Housing Needs

Identify Needs of low income, very low income, and extremely low income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant based assistance waiting lists. The identification of housing needs must address issues of Affordability, Supply, Quality, Accessibility, Size of Units, and Location.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1882		120
Extremely low income <=30% AMI	1368	72.69	
Very low income (>30% but <=50% AMI)	441	23.43	
Low income (>50% but <80% AMI)	64	3.4	
Families with children	1456	77.36	
Elderly families	53	2.82	
Families with Disabilities	320	17	
White	207	11	
Black	1639	87.09	
Native American	7	0.37	
Hispanic	85	4.52	
Asian	2	0.11	
Multi-Racial	27	1.43	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>Closed Since March 4, 2010</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Statement: The Waiting List was open from March 1, 2010 to March 4, 2010. A total of 2,354 families registered.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	674		180
Extremely low income <=30% AMI	592	87.83	
Very low income (>30% but <=50% AMI)	65	9.64	
Low income (>50% but <80% AMI)	7	1.04	
Families with children	392	58.16	
Elderly families	49	7.27	
Families with Disabilities	55	8.16	
White	109	16.17	The Hispanic ethnicity is also reflected in the white and black family count
Black	535	79.38	
Native American	1	0.15	
Hispanic	40	5.93	
Asian	6	0.89	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	231	34.27	104
2 BR	224	33.23	30
3 BR	145	21.51	15
4 BR	54	8.02	13
5 BR	20	2.97	1
5+ BR	0	0	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Closed March 5, 2011 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Exhibit 9.1

Strategy for Addressing Housing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Exhibit 10.0

Definition of Substantial Deviation

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

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

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

**2011 Agency Plan
RESIDENT ADVISORY BOARD MEETINGS**

April 7, 2011 – 10:00 AM

Fourteen (14) residents and two (2) HAJ staff members in attendance

Resident Comments / Concerns:

Bluff Street: The CCTV does not work properly – no picture comes through so you can see (AMPs 4 & 5) who is coming into the building; door buzzer does not work properly – when the buzzer works at all, it calls the wrong unit like the wires are crossed. This is not good at all for the security of the seniors.

HAJ response: We will check into it to see why it isn't working and hopefully get it working correctly as soon as possible.

Additionally, our antenna system is terrible. At the 401 building there is only a partial signal and none at all in the community room. At the 419 building there is only a partial signal. Can we please get that fixed?

HAJ response: We will check into it to see why it isn't working and hopefully get it working correctly as soon as possible.

The Bluff Street site is divided into 2 sites and to get to the manager's office or to the rent drop box, you have to walk up a big slope; can we get a rent drop box on our side? (All the other sites, except Fairview have a rent drop box.)

HAJ response: We will look into the possibility of installing a rent drop box at or near the Maintenance area at 419 Bluff.

Stryker Ave: Can we get larger signs installed at the front of the building that say fire lane and (AMP 8) no parking? We have some smaller signs there now. But they don't stop people from parking there anyway.

HAJ response: We will check into getting larger signs installed or seeing what other steps can be taken to help people to choose to park in the designated parking areas and not in the fire lanes and no-parking areas.

Oneida St: The cabinets are so old and in such disrepair that just opening a drawer can be (AMP 6) dangerous because it will just fall out on your foot. When can we get new cabinets? Maintenance can't even fix them anymore; there are no tracks and they look terrible. Also the sinks look bad and when you ask for a repair they just fill in the cracks with some stuff that makes it look worse than it did with the holes and cracks. Are the kitchens and bathrooms going to be updated soon?

HAJ response: These items are in the five (5)-year capital improvement plan. While we do agree new cabinets and sinks, etc. would look much nicer, they are cosmetic repairs and may get bumped for health and safety improvements.

When will Oneida get a housing manager?

HAJ response: We believe a posting has gone up for a couple new housing managers so Raven won't have to split her time to two (2) sites.

(4/7/2011 Resident Comments continued)

Fairview: All the other sites have a rent drop box. There is not one at Fairview. There isn't a Postal Service mailbox anywhere near our site. Can't we get a rent drop box installed for us at Fairview? (Des Plaines Gardens was recently able to get one installed.)
(AMP 3)

HAJ response: We will look into the possibility of installing a rent drop box at the Fairview Homes manager's office / community center.

Streetlights – the street lights don't seem to be bright enough and many are out. We know the manager called Com Ed the other day about one being out, but they haven't fixed it yet.

HAJ response: We will make sure the street lights owned by the HAJ are working correctly. Unfortunately, we don't have any control over the poles owned by Com Ed.

Security - Can we get more security? As soon as the manager leaves the site, here comes all the people who don't belong there. They are in our yards and in the streets. We can't ever let our children go out play.

HAJ response: We will bring this to the attention of management and hopefully some improvements can be made.

Work Orders & Site Cleanliness – Is Fairview going to get more maintenance workers? There are only three (3) there and they are way behind on work orders. They have been pushing the back the work orders that aren't emergencies because they don't have enough help to get everything done. Also – at night and on the weekends when all these people are partying in our yards and up and down the streets making trash everywhere, it's a terrible mess. Maintenance doesn't have time to clean it up. Resident Council could get residents to clean it up, but they were told not to give out community service hours for site clean-up.

HAJ response: We will look into the possibility of allowing community service hours for site clean-up.

Big Pot Hole – There is a big pot hole on the corner of Fairmount and Cardinal. It's so big the kids can get down inside it to play like it's a sand box.

HAJ response: We will report this to Fairview Management to ensure the hole gets filled.

Issues that seemed to be PHA – Wide:

1. Liberty Meadow Estates Waiting List – Residents would like enhanced notification when waiting list opens for Liberty Meadow Estates – Especially with Phase 2 and the 11 public housing and 31 project based voucher units that will be built this year. Apparently flyers went out before the waiting list opened last month, but most residents present had not seen them and didn't know the list had been open. Maybe a mailing can go out to every resident or at least the ones in good standing?

HAJ response: We will request tenant notification of the Liberty Meadow Estates waiting list opening dates.

Issues that seemed to be PHA – Wide:

2. Parking Issues – There is not enough parking at most of the sites – not for residents and for guests. The residents at the family sites don't get assigned parking, so all the guests will take our spots or park so close that we are blocked in. People are not being considerate when they park. They will block other cars in. What do we do when we have an emergency and have to get out, but some other car has us blocked in? Can we call Dick's Towing?

HAJ response: We will look into larger signs and will recommend the parking policy and the possibility of additional parking areas be reviewed. Residents can't call Dick's Towing directly, but if someone has you blocked in, you can call the police.

3. Resident Security – Why can't we get 24 hour security at each building?

HAJ response: It is very expensive. We are looking into other security options that would be less expensive.

Can the resident councils organize resident patrols to walk through the building or to sit at the front door to monitor who goes in and out? Can we give community service hours?

HAJ response: Absolutely. Coordinate this policy with the Housing Manager and the Social Services Coordinator.

4. The Bar List – Can't we put people's picture and know aliases or street names on the Bar List? When someone on the List is asked by the police what their name is, you know they aren't giving their proper name.

HAJ response: We don't know the answer but we will raise this point to Housing Management.

5. Exterminator – Why is the exterminator aloud to go into our units, unaccompanied by HAJ Staff when we are not home? Shouldn't staff go into our units with him to observe the exterminator?

HAJ response: We will bring this up to Housing Management. We are not sure what the exact policy is.

6. Garbage Cans – Many of the garbage cans at the family sites have holes in them or no lids. We have a bad raccoon and skunk problem. Raccoons will be in your trash can if you don't have a lid.

Resident Responses: Call in a work order for better garbage cans. Add a little ammonia in the bottom of your garbage can and no raccoons or skunks will go near it.

7. Skunks and Raccoons – The family sites have an infestation of raccoons and skunks. Can they be added to the extermination services?

HAJ response: Call the City of Joliet Animal Control. We don't believe you're allowed to exterminate wild animals.

Meeting Adjourned.

**HOUSING AUTHORITY OF JOLIET
RESIDENT ADVISORY BOARD 2011**

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Meeting the Requirements of the State of Illinois Carbon Monoxide Detector Act

Housing Choice Voucher Program:

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

Public Housing Program:

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

The ACOP includes this excerpt on page 9-12; Quarterly Housekeeping Inspections:

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