

1.0	PHA Information PHA Name: <u>Village of Oak Park Housing Authority</u> PHA Code: <u>IL103000001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>198</u> Number of HCV units: <u>477</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				

5.2

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

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

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

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: “No Change”</p> <p style="padding-left: 40px;">The Oak Park Housing Authority will revise their ACOP, Admissions and Continued Occupancy Policy, to include the recently approved Designated Housing Plan for Mills Park Tower (low rent public housing). The Policy will be revised and presented to the PHA Board for approval.</p> <p style="padding-left: 40px;">HUD approved Designated Housing Plan See attachment A</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="padding-left: 40px;">The Oak Park Housing Authority will make copies of the 5-Year and Annual PHA Plan available at the main administrative offices located at 21 South Blvd., Oak Park, Illinois, 60302, at Mills Park Tower, 1025 Pleasant Place, Oak Park, Illinois, 60302 and on the Oak Park Housing Authority Web Site (oakparkha.org).</p> <p>PHA Plan Elements</p> <p>1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures “No Change”</p> <p style="padding-left: 40px;">The PHA’s policies that govern resident or tenant eligibility, selection, and admissions including preferences are contained in the Admissions and Continued Occupancy Policy for Mills Park Tower (low rent public Housing) and in the Administrative Plan for the Housing Choice Voucher Program. These Plans also address procedures for maintaining public housing and site based waiting lists. Included are current waiting lists for the Housing Choice Voucher Program and Mills Park Tower (Low Rent Senior and Disabled Housing).</p> <p style="padding-left: 40px;">The OPHA is currently revising the ACOP for public housing to reflect the recently HUD approved Designated Housing Plan for Elderly and Disabled Families. Once the revisions are complete and a Board resolution approving the revisions is complete a copy of the revised ACOP will be submitted to the local field office.</p> <p style="text-align: center;">2. Changed</p> <p style="text-align: center;">FINANCIAL RESOURCES: Planned Sources and Uses</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">SOURCES</th> <th style="width: 25%;">PLANNED DOLLARS</th> <th style="width: 25%;">PLANNED USES</th> </tr> </thead> <tbody> <tr> <td>1. Federal Dollars (FY 2010)</td> <td></td> <td></td> </tr> </tbody> </table>	SOURCES	PLANNED DOLLARS	PLANNED USES	1. Federal Dollars (FY 2010)		
SOURCES	PLANNED DOLLARS	PLANNED USES					
1. Federal Dollars (FY 2010)							

a. Public Housing Operating Fund	\$475,115	
b. Public Housing Capital Fund	\$216,801	Dwelling Structure Improvements
c. Annual Contributions/Section 8 Tenant Based Assistance	\$4,221,781	
2. Prior Year Federal Grants (unobligated funds only)		
IL06P103-501-08	\$21,404.62	Dwelling Structure Improvements
IL06P103-501-09	\$218,851	Dwelling Structure Improvements
3. Public Housing Dwelling Rental Income		
	\$511,625	Tenant Rents
4. Other Income (non Federal)		
Laundry Income	\$12,500	
Antenna Lease	\$7,200	
TOTAL RESOURCES		
	\$ 5,685,278	

3. Rent Determination. No Change. A statement of policies of the PHA governing rents charged for public housing and HCV dwelling units.

The Oak Park Housing Authority's Rent Determination Policy for the HCVP consists of Rent Reasonableness review of all new rents and annual rent increases. Also, the Payment Standards are set at no higher than 110% of HUD's published Fair Market Rents. HCVP participants are required to pay at least 30% of their adjusted income, 10% of their unadjusted income or a Minimum Rent of \$50.00 towards rent and utilities.

The Oak Park Housing Authority's Rent Determination Policy for the Public Housing Low Rent consists of reviews of all new rents and reviews of all tenants on an annual basis. All tenants are required to pay at least 30% of their annual adjusted income for rent. A minimum rent is set at \$50.00 towards rent and utilities.

4. Operation and Management- No Change. The OPHA's HCV program and Public Housing Program are both high performers under the SEMAP and PHAS systems respectively. Customer satisfaction continues to be a priority. The OPHA conducts move-in, move-out, and annual inspections electronically with hand held computers that interface with current software programs to generate work orders and address maintenance issues in residents' apartments. Tenant handbooks are presented to all tenants moving into the property explaining procedures and responsibilities. Public housing building inspections are conducted regularly and preventative maintenance is performed on machinery, plumbing and emergency equipment. All equipment required to be inspected by State and Local Authorities are inspected and Certificates of Inspections are posted. Pest control inspections are conducted quarterly by a licensed accredited pest control company. If any infestation is cited, it is treated and revisited until remedied.

5. Grievance Procedures- No Change. The OPHA responds promptly to grievances or complaints from residents or applicants.

6. Designated Housing for Elderly and Disabled Families. "No Change" The Oak Park Housing Authority submitted to HUD a Designated Housing Plan for Mills Park Tower, IL103 (Low Rent Public Housing, 198 1-bedroom units, asking for 188 units to be designated as elderly and 10 units for non-elderly disabled. The Plan was received by HUD on June 17, 2009 and the OPHA received an approval letter on August 12, 2009. **See Attachment IL103a01**

7. Community Service and Self Sufficiency-No Change. Mills Park Tower (low rent public housing), residents have services and programs available to them through community partners. Oak Park Senior Services offers transportation, "Meals on Wheels" (a delivered meal program for those not ambulatory), and a nutritional lunch program for those who want a social setting to interact. They also do counseling and have an arts and crafts program for seniors. The Oak Park Public Library delivers books to the Mill Park Tower library monthly on a rotation basis.

Mills Park Tower has developed and maintained computer labs to allow residents to seek necessary information for health, government programs and entitlements. Residents are able to stay in touch and communicate through e-mail with friends and family members.

8. Safety and Crime Prevention- No Change. The OPHA's public housing (Mills Park Tower) is for seniors and persons with disabilities, therefore a fragile population, and safety is a priority. A police sub-station is maintained in the building for use by the local beat officers. In cooperation with the Oak Park Police Department safety talks are held regularly. The building has a 16 camera monitored security system that is digitally recorded and has the capability of being viewed on site or at the local police department. The Oak Park Fire Department also holds Fire Safety talks on a regular basis as do many other partner agencies in the community.

Carbon Monoxide Detector Policy- “No Change” In compliance with the Illinois Public Act 094-0741, effective January 1, 2007, The Oak Park Housing Authority has insured landlords participating in the Housing Choice Voucher Program install carbon monoxide detectors in all dwelling units within 15 feet of every room used for sleeping purposes. It is the responsibility of the owner of the structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenants dwelling unit.

The OPHA has also ensured that all public housing, (low rent), dwelling units have at least one approved carbon monoxide detector within 15 feet of every sleeping room. These carbon monoxide detectors are hard wired and maintained by management.

9. Pets- No Change. The OPHA allows pets in Mills Park Tower (low rent public housing). Tenants are permitted to maintain one pet in their dwelling unit. Pets are restricted to smaller domesticated animals as follows: dog, cat, caged bird, fish, rabbit, or turtle. Reptiles other than turtles are not considered pets.

10. Civil Rights Certification. The OPHA has examined its programs and proposed programs and has found no impediments to fair housing choice. The OPHA’s annual plan is consistent with the Village of Oak Park’s Consolidated Plan.

11. Fiscal Year Audit. The OPHA is required to conduct an audit. The most recent audit completed is 2009. There were no findings as a result of the audit. The Audit was submitted to the local HUD field office.

12. Asset Management- No Change. The Oak Park Housing Authority has one AMP Number, IL103000001, (Mills Park Tower) under public housing. This property is a 198, unit high-rise. All inventory, materials, and labor is related to that site. The OPHA applies for operating subsidy grants, capital improvements, rehabilitation, and modernization for that public housing property.

13. Violence Against Women Act (VAWA) No Change

The Oak Park Housing Authority (OPHA) in compliance with the Violence Against Women Act will protect tenants and family members who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The OPHA and all owners participating in the Section 8HCV Program will comply with this law. The OPHA is required to notify tenants of their rights under this law and to notify owners of the requirements. A notice to tenants is included in the Resident Handbook for Mills Park Tower provided to them at move-in.

The law provides that criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination of assistance to the victim or threatened victim of that abuse.

In responding to incidents of violence that may affect a tenant’s participation in the program, the OPHA may request in writing , within 14 days of the request, that individuals complete, sign and submit HUD-5066 Certification of Domestic Violence, Dating Violence or Stalking form. The OPHA will assist the tenant or family member find counseling with partner agencies within the community.

If the individual does not provide the HUD Certification form or information that may be used in lieu of the certification by the 14th business day, none of the protections of the ACT will apply.

The OPHA has regularly scheduled talks given by Oak Park Senior Services and Age Options, (Oak Park community agencies).

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The OPHA administers six Homeownership Vouchers under project IL103. The OPHA has established guidelines for the Homeownership Program and those guidelines are found in the Administrative Plan under chapter 11.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>The OPHA is applying for capital funds with respect to this Annual Plan.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The Oak Park Housing Authority has open the following capital fund grants for Mills Park Tower.</p> <p>Capital Fund Program Annual Statement for 2011—see attachment B Capital Fund Program Annual Statement for 2010 – see attachment C Capital Fund Performance and Evaluation Report 2009– see attachment D Capital Fund Performance and Evaluation Report 2009 Recovery Act – see attachment E Capital Fund Performance and Evaluation Report 2008 – see attachment F</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>The Oak Park Housing Authority has included the HUD form 50075.2, 5-year action plan for 2011-2015.</p> <p>Capital Fund 5 year action plan – see attachment G</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>

9.0

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

The OPHA has included the Village of Oak Park's housing needs information from their 5 Year Consolidated Plan.

See Attachment H

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

WAITING LIST INFORMATION	# OF FAMILIES	% OF TOTAL FAMILIES	ANNUAL TURNOVER
Waiting List Total	1421		12
Elderly Families	63	4%	
Families with disabilities	499	35%	
Race/Ethnicity - White	67	5%	
Race/Ethnicity-Black	1214	86%	
Race/Ethnicity-hispanic	105	7%	

Note: The Housing Choice Voucher Section 8 tenant based waiting list is currently closed. The PHA does not expect the waiting list to re-open this year. The waiting has been closed for 79 months.

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

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

	# Families	% of total families	Annual turnover
Waiting list total	159		20
Extremely low income <=30% AMI	123	77%	
Very low income >30% but<50% AMI	27	17%	
Low Income >50% but <80% AMI	9	6%	
Elderly families	108	68%	
Families with Disabilities	51	32%	
Race/Ethnicity-white	54	34%	
Race/Ethnicity-black	100	63%	
Race/ethnicity-hispanic	2	1%	
Race/ethnicity-other	3	2%	
Characteristics by bedroom size (Public housing)			
1 BR	198	100%	
2 BR			

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant amendments and substantial deviations/modifications to the plan are defined as any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan. Additional changes are as follows:</p> <p>a. Oak Park Housing Authority's approved designated plan for Mills Park Tower (low rent public housing).</p> <p>b. Mills Park Tower will rehabilitate 5% of its 198, 1 bedroom units, to meet the requirement of the Uniform Federal Accessibility Standards.</p> <p>(c) Special Procurement Procedures relating to American Recovery and Reinvestment Act Capital Fund Formula Grants. The 2009 American Recovery and Reinvestment Act Capital Fund Grant, IL06S10350109, will be obligated and expended within a 12 month period through the competitive bidding process. The Oak Park Housing Authority has contracted to modernize 50 apartment kitchens, which were included in the 2005-2009 PHA 5-Year Plan.</p> <p>See attachment "K" Procurement Addendum</p> <p>A copy of the Oak Park Housing Authority's Procurement Policy was submitted by e-mail to Alcase.Thomas@hud.gov as required on October 13, 2009.</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</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>
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(f) Resident Advisory Board discussion and comments- Housing Choice Voucher Program. See attachment I

Resident Advisory Board discussion and comments – Mills Park Tower (low rent public housing). See attachment J

(g) On September 29, 2009 a public hearing was held at Oak Park Village Hall to hear comments on the Public Housing Agency 2011 Annual Plan. There were no challenged elements.

(h) HUD form 50075.1 is included as attachment B

(i) HUD form 50075.2 is included as attachment G

ATTACHMENT A

**THE OAK PARK HOUSING AUTHORITY
DESIGNATED HOUSING PLAN
AS APPROVED BY HUD**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20416-8000

OFFICE OF PUBLIC AND INDIAN HOUSING

AUG 12 2009

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

Dear Mr. Solan:

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

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

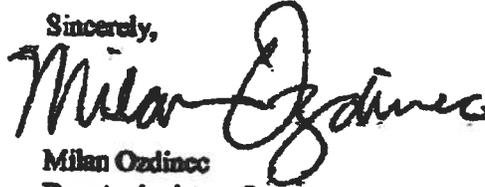
The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937, as amended, and Notice PIH 2009-23 (HA). The Department reviewed information provided by the Chicago HUD Office of Public Housing.

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

Thank you for your interest in the Department's programs. If you have any questions, please contact Renee Kneppar, Housing Program Specialist, Public Housing and Occupancy Division, at (202) 402-6265.

The Department wishes the OPHA success in implementing its Plan

Sincerely,



Milan Ozdince
Deputy Assistant Secretary
for Public Housing and Voucher Programs

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

ATTACHMENT - B

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2011

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

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

Part I: Summary

PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P1050111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonependable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 211	
PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P30150111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$223,000			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities		\$60,000			
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Shawonda</i>		Date	10/15/10	Signature of Public Housing Director		Date

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

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

ATTACHMENT - C

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2010

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Oak Park Housing Authority		Capital Fund Program Grant No: IL06P10350110 Replacement Housing Factor Grant No: Date of CFFP: 2010		FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹ Expended
				Original	Revised ²		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$10,000	\$8,000		
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)			\$17,000	\$17,000		
5	1411 Audit			\$2,500	\$2,500		
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$6,000	\$5,000		
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			\$205,000	\$174,301		
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: Okk Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P10350110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)		\$10,000	\$10,000		
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$250,500	\$216,801		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs		\$60,000	\$60,000		
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		\$125,000	\$114,301		
Signature of Executive Director <i>Ernest A. L.</i>			Date 10/11/2010	Signature of Public Housing Director		Date

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

Part II: Supporting Pages

PHA Name: Oak Park Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No: IL06P103501110
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL103000001 Mills Park Tower	Operations	1406		\$10,000	\$8,000			
IL103000001 Mills Park Tower	Administration- Mod Coordinator - Employee to monitor contract and constructions activities	1410		\$13,000	\$13,000			
IL103000001 Mills Park Tower	Administration- Executive Director- monitor contract activities	1410		\$2,000	\$2,000			
IL103000001 Mills Park Tower	Administration - Finance Director - Accounting and reports related to CFP activities	1410		\$2,000	\$2,000			
IL103000001 Mills Park Tower	Fees and Costs	1430		\$6,000	\$5,000			
IL103000001 Mills Park Tower	Audit Costs	1411		\$2,500	\$2,500			
IL103000001 Mills Park Tower	Dwelling Structure- Replace common ground floor windows to Low-E glass with thermo breaks for energy efficiency and replace north first floor entrance with new insulated framing, low-E Glass and security hardware.	1460		\$125,000	\$114,301			

ATTACHMENT - D

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2009

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P10350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 1 - 9/8/09)		Obligated	Total Actual Cost ¹ Expended
			Total Estimated Cost Revised ²	Final Performance and Evaluation Report <input type="checkbox"/>		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$15,000	\$10,000		
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		\$21,000	\$16,000		
5	1411 Audit		\$2,000	\$2,000		
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$10,000	\$8,000		
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		\$187,000	\$182,851		
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Oak Park Housing Authority Grant Type and Number: Capital Fund Program Grant No: IL06P10350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010 <input type="checkbox"/> Revised Annual Statement (revision no: 1 - 9/8/2009) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$235,000	\$218,851
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Shanele De</i> Date 10/11/09		Signature of Public Housing Director Date	

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⁴ RHF funds shall be included here.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: Oak Park Housing Authority		Capital Fund Program Grant No: IL06P10350109					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
IL103000001	Operations	1406		\$15,000	\$10,000		
IL103000001	Administration - Executive Director to oversee operations of Capital Funds	1410		\$2,000	\$2,000		
IL103000001	Administration - Finance Director to prepare reports & supervise payroll	1410		\$3,000	\$3,000		
IL103000001	Mod Coordinator - Employee to oversee construction and provide reports	1410		\$16,000	\$11,000		
IL103000001	Audit	1411		\$2,000	\$2,000		
IL103000001	Fees and Costs - Architect to prepare plans, Solicit Bids, inspect jobs, and conduct payouts	1430		\$10,000	\$8,000		
IL103000001	Dwelling Structure - Modernize apartments kitchens, (cabinets, countertops, sinks, fixtures, etc. Modernize 1 unit to meet UFAS requirements	1460		\$187,000	\$182,851		

ATTACHMENT - E

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2008

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

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

Part I: Summary

PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: L06P10350108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 10/09/2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$10,000		\$10,000	
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)			\$17,000		\$17,000	
5	1411 Audit			\$2,500		\$2,500	
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$5,000		\$5,000	
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			\$185,057		\$185,057	
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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

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

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

Part I: Summary				FFY of Grant: 2008	
PHA Name: Oak Park Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06FP0350108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original			Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$219,557		\$219,557	\$219,557
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 10/11/2010		Signature of Public Housing Director	
				Date	

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

CAPITAL FUND PROGRAM

PERFORMANCE AND EVALUATION REPORT

HUD FORM 50075.1

YEAR 2009

AMERICAN RECOVERY & REINVESTMENT ACT FUND

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

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

Part I: Summary

PHA Name: Oak Park Housing Authority Grant Type and Number Capital Fund Program Grant No: E.06S10350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account	Original	Revised Annual Statement (revision no:) <input type="checkbox"/> Revised Annual Statement and Evaluation Report <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Obligated	Total Actual Cost ¹ Expended
			Total Estimated Cost ² Revised ³	Total Estimated Cost ² Revised ³		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	\$23,500	\$23,500	\$23,500	\$23,500	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$2,000	\$1,671.70	\$1,671.70	\$1,671.70	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$252,415	\$252,743.30	\$252,743.30	\$252,743.30	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Oak Park Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S10350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$277,915	\$277,915	\$277,915	\$277,915
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Shane O'Neil</i>		Date 6/14/2010	Signature of Public Housing Director		Date 6/14/10

¹ To be completed for the Performance and Evaluation Report.
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ATTACHMENT – G

CAPITAL FUND PROGRAM

HUD FORM 50075.2

5 YEAR WORK STATEMENT

PARTS I, II, III

YEARS 2011-2015

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

ATTACHMENT IL103g01

Part I: Summary					
PHA Name/Number	Locality (City/County & State)	<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	Work Statement for Year 4	Work Statement for Year 5
Development Number and Name	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	FFY 2014	FFY 2015
IL103000001 Mills Park Tower	FFY 2012	FFY 2013	FFY 2014		
A.					
B.	\$206,500	\$215,000	\$228,000	\$232,000	
C.	0	\$10,000	0	0	
D.	0	0	0	0	
E.	\$15,000	\$20,000	\$21,000	\$23,000	
F.	\$8,500	\$5,000	\$6,000	\$5,000	
G.	0	\$20,000	\$20,000	\$20,000	
H.	0	0	0	0	
I.	0	0	0	0	
J.	0	0	0	0	
K.	\$230,000	\$270,000	\$275,000	\$280,000	
L.	0				
M.	\$230,000	\$270,000	\$275,000	\$280,000	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

	Subtotal of Estimated Cost	\$206,500	Subtotal of Estimated Cost	\$215,000
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ATTACHMENT H

HOUSING NEEDS STATEMENT

VILLAGE OF OAK PARK

Household Income > 50 to < 80% MFI	Center		Lower		Upper		
	Number of Households	Percentage	Number of Households	Percentage	Number of Households	Percentage	
Household Income > 50 to < 80% MFI	Cost Burden > 30%	56	1.6%	56	1.6%	56	1.6%
	Cost Burden > 50%	25	0.7%	25	0.7%	25	0.7%
	NUMBER OF HOUSEHOLDS	1000		1000		1000	
	With Any Housing Problems	94.3	9.4%	94.3	9.4%	94.3	9.4%
	Cost Burden > 30%	81.1	8.1%	81.1	8.1%	81.1	8.1%
	Cost Burden > 50%	71.4	7.1%	71.4	7.1%	71.4	7.1%
	NUMBER OF HOUSEHOLDS	1000		1000		1000	
	With Any Housing Problems	49.1	4.9%	49.1	4.9%	49.1	4.9%
	Cost Burden > 30%	48.1	4.8%	48.1	4.8%	48.1	4.8%
	Cost Burden > 50%	19.6	2.0%	19.6	2.0%	19.6	2.0%
	NUMBER OF HOUSEHOLDS	1000		1000		1000	
	With Any Housing Problems	84.1	8.4%	84.1	8.4%	84.1	8.4%
Cost Burden > 30%	83.1	8.3%	83.1	8.3%	83.1	8.3%	
Cost Burden > 50%	1.4	0.1%	1.4	0.1%	1.4	0.1%	
NUMBER OF HOUSEHOLDS	1000		1000		1000		
With Any Housing Problems	27.7	2.8%	27.7	2.8%	27.7	2.8%	
Cost Burden > 30%	4.6	0.5%	4.6	0.5%	4.6	0.5%	
Cost Burden > 50%	0	0.0%	0	0.0%	0	0.0%	
NUMBER OF HOUSEHOLDS	1000		1000		1000		
With Any Housing Problems	18.6	1.9%	18.6	1.9%	18.6	1.9%	
Cost Burden > 30%	24	2.4%	24	2.4%	24	2.4%	
Cost Burden > 50%	1.3	0.1%	1.3	0.1%	1.3	0.1%	
NUMBER OF HOUSEHOLDS	1000		1000		1000		
With Any Housing Problems	32.5	3.3%	32.5	3.3%	32.5	3.3%	
Cost Burden > 30%	50	5.0%	50	5.0%	50	5.0%	
Cost Burden > 50%	8.6	0.9%	8.6	0.9%	8.6	0.9%	
NUMBER OF HOUSEHOLDS	1000		1000		1000		
With Any Housing Problems	74.5	7.5%	74.5	7.5%	74.5	7.5%	
Cost Burden > 30%	78.9	7.9%	78.9	7.9%	78.9	7.9%	
Cost Burden > 50%	29.6	3.0%	29.6	3.0%	29.6	3.0%	
NUMBER OF HOUSEHOLDS	1000		1000		1000		
With Any Housing Problems	78.9	7.9%	78.9	7.9%	78.9	7.9%	

ATTACHMENT – I

**RESIDENT ADVISORY BOARD
MEETING – 2010**

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

Resident Advisory Board Meeting 2010

Oak Park Housing Authority
Housing Choice Voucher Section 8 Program
Resident Advisory Board Meeting (approximately 34 HCVP participants attended the meeting)
Held on Wednesday, August 18, 2010 at 1:30 p.m.

1) Introduction of Staff (Ken Southward)

- Ed Solan: Executive Director
- Ken Southward: Director of the Housing Choice Voucher Programs
- Stacia Doctor: Case Manager / Systems Coordinator
- Thomas P. Nichol: Case Manager / Inspector

2) What's New

Implementations made since our last meeting

- a) Revisions to our Administrative Plan.
 - The only revision made to the Administrative Plan last year was a modification to Chapter 9 B.5. Exception Payment Standards.
- b) Program participants are mailed information regarding their rights as a program participant if their residence goes into foreclosure. This information is mailed with the annual re-certification package

3) OPHA's Website (www.oakparkha.org)

Ken Southward encouraged the program participants to visit the website and he stated that the website would be updated to include information and forms that would assist the program participants and owners. He also stated, by having forms on the website, it might reduce the need to bring forms to the office. Mr. Southward encouraged the program participants to complete a survey regarding their use of a computer and the Internet.

4) EIV (Enterprise Income Verification)

Ken Southward stated that during the annual re-certification interview, the participant will have an opportunity to review the EIV Report and then sign a Tenant EIV Certification to agree or disagree with the information in the EIV Report. Mr. Southward encouraged the program participants to review the EIV report.

Mr. Southward also explained the Income Discrepancy Report and encouraged the program participants to report any additional and/or increases in income.

5) Revision to the Administrative Plan

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

Chapter 8, Part D. section 3. The OPHA's Hearing Procedures

The Freedom of Information Act states, if copies of documents are requested, the first fifty copies should be provided free of charge. Currently the Administrative Plan states: If the family requests copies of documents relevant to the hearing, the OPHA will make the

copies for the family (with the exception of criminal record reports) and assess a charge of \$0.10 per copy.

Recommended Change: If the family requests copies of documents relevant to the hearing, the OPHA will make the copies for the family (with the exception of criminal record reports) and assess a charge of \$0.10 per copy after the first fifty (50) copies.

Chapter 5, Part C. section 3. Repayment Agreements a. Repayment Procedures

If a family owes money to the OPHA and the monthly repayment amount plus the family's monthly rent share exceeds 40% of the family's adjusted income, families should be required to pay it.

Recommended Changes: Add the following language; The monthly retroactive rent payment plus the amount of rent the tenant pays at the time the repayment agreement is executed should be affordable, however it may exceed 40 percent of the family's monthly adjusted income.

Chapter 4, Part B. section 4. Special Situations c. Remaining Member of the Family – Retention of Voucher

To assure that our waiting list applicants are serviced as quickly as possible, an applicant may not withdraw themselves from the applicant family and pass the Voucher to someone else (other than a Spouse or Co-Head). Our Admin Plan does not address this issue and HUD is silent on it.

Recommended Changes: Revise the title and add the following language; Remaining Member of Tenant and Applicant Family – Retention of Voucher and add, to be considered the remaining member of an applicant family, the person must have been listed on the original pre-application as the Spouse or Co-Head at the time the pre-application was submitted to the OPHA.

Ken Southward asked if there were any questions regarding the recommended changes. There were no questions.

6) Suggestions for 2011 Annual Plan

No comments or suggestions were given for the 2011 Annual Plan.

7) Question/ Answers - All question were asked by Housing Choice Voucher Program participants and answered by Ken Southward

8) Closing Remarks (Ken Southward)

Mr. Southward thanked the program participant for attending the meeting and encouraged them to complete the survey regarding their use of computers and the Internet.

ATTACHMENT – J

**RESIDENT ADVISORY BOARD
MEETING – 2010**

OAK PARK HOUSING AUTHORITY

**PUBLIC HOUSING
MILLS PARK TOWER**

ATTACHMENT - J

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

DATE: August 19, 2010

TIME: 1:00 PM

STAFF IN ATTENDANCE:

Jim King: Director of Senior & Disabled Housing

Melissa Winn: Project Manager

Barbara McGuire: Assistant Coordinator of Elderly/Disabled Housing

Larry Joyce: Maintenance

RESIDENT ADVISORY BOARD

The Resident Advisory Board at Mills Park Tower consists of all the residents of the Project. The current population of Mills Park Tower is 196. The number of residents in attendance was 75.

INTRODUCTION OF THE ANNUAL PLAN

Speaker: Jim King

The Annual Plan, as required by HUD, is to inform and discuss with the residents the policies, programs and strategies for meeting our goals over the next five years. We explained the past several years of progress in modernization projects with the capital fund awards received from the HUD approved 5-Year and Annual Plans. Mills Park Tower has been able to replace deteriorating plumbing risers in the building, completely replace both elevators, related controls, all common hallway windows on 19 stories with low energy thermo pane glass, and the modernization of 17 floors of common hallways with brighter and energy efficient lighting and new carpeting. New art work has also been added to all floors. It was also explained to the residents that after phase 3 of Kitchen Modernization Program, we have now completed the modernization of 184 apartment kitchens. The funds used to complete the new kitchen modernizations were awarded from HUD's 2005, 2006, 2007, 2008 Capital Fund Awards and the 2009 American Recovery Act Stimulus Grant. All of the residents were very satisfied with building improvements.

Also discussed was a recent structural study performed to determine why the building has water penetration in several areas of the 19 story building. Results of the study were yet to be released at time of this meeting.

TENANT DISCUSSION

After discussing the progress with the Capital Fund Program, the goals of the program were explained. The next capital items to be started will be the modernization of the next 14 apartment kitchens and one fully accessible bathroom and kitchen unit that meets UFAS (Uniform Federal Accessibility Standards). Since the accessible unit was not identified in the original 2005-2009 Five Year PHA plan, The Oak Park Housing Authority filed an amended 2005-2009 Five Year Plan with HUD and received approval of The Plan. The first accessible unit will be located on the 2nd floor of the building as will the remaining nine. This is due to plumbing issues and cost effectiveness.

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

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

Other modernization items and building needs discussed with residents were;

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

It was mentioned that some of these items may be delayed or rescheduled to deal with the findings and recommendations of the engineering company as it relates to the structural study results.

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

1. Residents would like to see bathrooms remodeled complete with vanities. There is insufficient storage in the bathroom area.
2. Additional seating is needed on the west side of building by entrance and also on the east side.
3. A tenant asked if we could have garbage disposals and dishwashers installed in the units. It was explained that the kitchen waste pipes in the building were not large enough to accommodate the additional waste and water discharge that will result.
4. Many residents would like to see new closet bi-fold doors.
5. A tenant suggested a locking fence gate on the north east side of the building for security. Many Neighborhood residents use this as a pass through to the park on the north side.
6. Residents requested a user friendly intercom system that would allow visitors to locate tenant names easier than scrolling the entire directory.
7. And last but not least one resident in jest mention she would like to see balconies on this 19 story high rise building because it offers great views.

Overall, the residents are very pleased with the ongoing capital improvements being made to their home. The meeting lasted approximately 3 hours and ended on a very positive note. The residents were thanked for their patience in all the improvement projects undertaken by Mills Park Tower. There have been some inconveniences in dealing with modernization projects and most of the residents have been very understanding.