



9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  <b><i>See Exhibit 9.1 – il024n01</i></b></p>
10.0	<p><b>Additional Information.</b> 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. – <b><i>See Exhibit 5.2</i></b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  <b><i>See Exhibit 10.0 – il024o01</i></b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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 - <b><i>NONE</i></b></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 il024k01**
- **Resident Advisory Board Comments – il024p01**
- **CO Detector Statement – il024q01**

## Exhibit 5.2 Goals and Objectives

### PHA FISCAL YEARS 2010 - 2014

*Updated 3/2/2012*

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, Waukegan, and Oak Park Housing Authorities and Cook, Lake, McHenry, and Dupage 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: Our PHAS score has decreased from 88 in FY 2009 to 82 in FY 2010. Areas most impacted were Finance and Management; however, the Authority's PHAS score for FY 2010 was 82 and did designate us a Standard Performer. In reviewing the Physical score of 26; Management score of 25; Financial score of 22; and Resident score of 9, we realize significant improvement is needed in the areas of finance and vacant unit turnaround/ 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

- The Authority has a twelve (12) year energy performance contract with Ameresco. New regulations allow the Authority to increase the contract to twenty (20) years for energy performance improvements. The Authority is evaluating the feasibility of a twenty (20) year contract that will include supplemental energy efficiency improvements.
- 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 ACC units demolished with 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.
- A Demonstration Pilot Program has been developed in collaboration with the Chicago Regional Housing Choice Initiative which includes the Regional Housing Initiative, Metropolitan Planning Council, and Housing Choice Partners. **This Pilot Program is funded by HUD for a three (3) year period and is designed to study the effects of mobility counseling and / or dedicated housing opportunities on household incomes, administrative and financial savings to PHA's and neighborhood outcomes.**

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.
- Provide training and job placement to low income Will County residents, including public housing and Section 8 voucher holders through the Authority's Step-Up Program. The program includes life skills workshop to assist in the development of individuals and the strengthening of families. The educational curriculum consists of classes specifically geared toward preparing participants for employment within the construction, building maintenance and painting industry.
- Provide training and job placement to low income Will County residents, including public housing and Section 8 voucher holders through the Authority's Expanded Step-Up Program. The Expanded Program includes the support elements of the original Step-Up Program, transportation, child care, case management and stipends, but will include additional high demand occupational training--Healthcare (CNA and Pharmacy Technician), CDL Class A instruction, Early Child Care, Security and Green Construction. In addition, an Adult Education component will enable low income residents without a H.S. Diploma/GED to participate in the program.

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 MISSION AND GOALS

**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 secured. The HUD approval of our Mixed-Finance Proposal was obtained August 11, 2011 and initial closing occurred August 25, 2011. Eleven (11) units will be ACC and thirty-one (31) will be Project-Based voucher units. Twelve (12) homes have been set aside for households with at least one member with a physical or mental disability. Construction began September 1, 2011 and all 42 units shall be leased no later than August 1, 2012.

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 fall, 2012, 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.

Report: In FY 2011, the Will County Housing Development Corporation, NFP, the Housing Authority of Joliet's instrumentality, obtained ownership of four (4) single family homes through the City of Joliet and Will County's **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.

**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, and 82 in 2010.

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, 93 in FY 2010, and 104 in FY 2011.

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 Fiscal Years 2008 – 2012, the Authority has 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 periods 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.

Report: On August 10, 2011, the Authority received HUD approval for the disposition under Part F of 7.8 acres of vacant land to be a part of Liberty Meadow Estates, Phase II which will house 11 ACC and 31 PBV affordable housing units.

**PHA Goal: Increase assisted housing choices.**

Report: The Authority continues to educate Housing Choice Voucher Participants on their rights and housing options. Note: the 1371 vouchers include port-ins from other authorities. De-concentration efforts have been very successful as outlined below:

July 1991		January 2010		March, 2011		March 2012	
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 East Side	329 (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%)	City of Joliet's West Side	398 (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 Joliet, but within Will County	602 (44%)
Outside Will County	-----	Outside Will County	36 (3%)	Outside Will County	44 (3%)	Outside Will County	42 (3%)
Total	563	Total	1188	Total	1319	Total	1371

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 2012, Demonstration Pilot Program has been developed in collaboration with the Chicago Regional Housing Choice Initiative which includes the Regional Housing Initiative, Metropolitan Planning Council, and Housing Choice Partners. **This Pilot Program is funded by HUD for a three (3) year period and is designed to study the effects of mobility counseling and / or dedicated housing opportunities on household incomes, administrative and financial savings to PHA's and neighborhood outcomes.**

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)	FY2011 (100%FMR)	FY2012 (100.7% FMR)
1BR	915	903	903
2BR	1029	1015	1015
3BR	1257	1240	1240
4BR	1420	1402	1402
5BR	1634	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.

Report: In FY 2011, the Will County Housing Development Corporation, NFP, the Housing Authority of Joliet's instrumentality, obtained ownership of four (4) single family homes through the City of Joliet and Will County's **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.

**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 - 2012, 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.

Report: In 2011, the Authority of Joliet and local organizations, including Joliet Junior College, the Workforce Board of Will County and New Day Enterprises (the Authority's instrumentality) collaborated to develop and implement the Step-Up Employment and Training Program. This one-year program will provides training and job placement, support services, and a stipend and wages to low income Will County residents, including public housing and Section 8 voucher holders. The program includes life skills workshop to help the development of individuals and the strengthening of families. The educational curriculum consists of classes specifically geared toward preparing participants for employment within the construction, building maintenance and painting industry.

The next phase of this program will be the Expanded Step-Up Program - The Expanded Program includes the support elements of the original Step-Up Program, transportation, child care, case management and stipends, but also offers additional high demand occupational training--Healthcare (CNA and Pharmacy Technician), CDL Class A instruction, Early Child Care, Security and Green Construction. In addition, an Adult Education component was added in order to enable low income residents without a H.S. Diploma/GED to participate in the program. Those unable to pass the assessment test for reading and math are also allowed to participate in the Adult Education component.

**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
2010	129	1,767,812
2011	102	1,032,786

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. **As of September 30, 2011 the Housing Authority of Joliet achieved 99% Occupancy.**

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.

REPORT: In 2010, the Housing Authority of Joliet used the services of a Section 3 consultant to develop a comprehensive Section 3 policy. This policy provided for priority in employment and contracting opportunities for its residents. In 2011, the Housing Authority applied for and was approved for a new funding opportunity with HUD—the Section 3 Program Coordination and Implementation grant. The Housing Authority used this grant to hire a full time Section 3 Program Coordinator. The Coordinator will continue and improve upon the Housing Authority's current program. The current Section 3 program has consisted of hosting several Section 3 and DBE/WBE training

workshops for contractors and residents. Currently the Housing Authority provides the only Section 3 registry in Will County.

**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.

**REPORT:** In 2011, the Housing Authority applied for and was funded by the Illinois Department of Commerce and Economic Development (DCEO) under its Employment Opportunities Grant Program (EOGP) for \$127,080. This money was used to fund the Step-Up Program at the Housing Authority.

**REPORT:** In 2011, the Housing Authority applied for and was approved for a new funding opportunity with HUD—the Section 3 Program Coordination and Implementation grant. The Housing Authority used this \$64,000 grant to hire a full time Section 3 Program Coordinator. The Coordinator will continue and improve upon the Housing Authority's current program.

**REPORT:** The Housing Authority has developed a strategic funding plan for 2012-2015 which includes additional federal and state funding from the Department of Labor, the Department of Health and Human Services, HUD and DCEO, as well as private funding from corporate and foundation sources. This money will be used to fund social services, including an onsite day care center and the development of an Educational Facility.

**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. The Mixed Finance Proposal was approved by HUD in August, 2011. Construction and lease-up is expected to be complete August, 2012.
- 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.
- Report: In February 2012, the Housing Authority incorporated a not-for-profit entity, A Bright New Day Community Development Corporation (A Bright New Day). The goal of A Bright New Day is to help the Housing Authority in achieving its mission and strategic goals through advocacy and the provision of human services to low and moderate income Will County residents. The mission of A New Day Community Development Corporation (A Bright New Day CDC), NFP is to improve the quality of life and promote self-sufficiency for low and moderate income residents of Will County through advocacy for, and delivery of social, educational, employment, recreational and cultural services.

## 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
<b>ILO24</b>	<b>Housing Authority of Joliet</b>	<b>07/01/2012</b>
	<b>Plan Element</b>	<b>Column #3</b>
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.	CHANGED – See Revised ACOP excerpts and FY2012 De-concentration Calculation Below
2.	Financial Resources.	CHANGED - See Table Below
3.	Rent Determination.	CHANGED - Flat Rent Structure now included
4.	Operation and Management.	CHANGED – See changes made to Basic Tenant Repair and/or Replacement Charge Listing, effective May 1, 2012
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.	CHANGED – See Revised ACOP excerpts
10.	Civil Rights Certification.	NO CHANGE
11.	Fiscal Year Audit.	FYE 6/30/2010 – Two (2) 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 May, 2012**

##### **Deconcentration of Poverty and Income-Mixing**

Deconcentration Applicability: As of March 2012, the PHA's AMP 1 general occupancy family housing development exceeded 115% of the EIR and the AMP 3 general occupancy family housing development was below 85% of the EIR; therefore, AMP 1 and AMP 3 are subject to the agency's deconcentration policy.

##### **Incentives to Attract Higher Income Families to Lower Income Developments**

In order to attract higher income families to lower income developments, the PHA will offer the following incentives for higher income families moving into lower income housing developments:

- Occupancy guidelines of one (1) child per bedroom, regardless of age.
- Occupancy guidelines of allowing one (1) bedroom to be used/made available for purposes other than a bedroom, such as a den, study room, home office, etc.
- Installation of a ceiling fan in either a kitchen or bedroom area (based on the availability of an existing ceiling electrical outlet).
- Payment of relocation expenses associated with existing utility reconnection services, i.e. telephone, electric, natural gas, and cable television. The utilities must be in the name of the head of household/spouse/or co-head of the family in order to reimburse costs.
- Installation of a countertop microwave oven.
- Targeted recruitment of households for homeownership program opportunities as they may arise through the PHA or local/county government programs.
- Approval of a transfer request to another housing development of the family's preference after one (1) year of initial occupancy (such transfers will be based on date order of similar requests received and family eligibility to reside within the requested housing development).
- Priority in filling open program positions within any PHA sponsored economic self-sufficiency program.

##### **Medical Expense Deduction**

Addition to policy regarding the amount of expense: Printouts from pharmacies will be accepted by the PHA for the 12-month period prior to a scheduled recertification or interim calculation to determine the household's medical expenses for the upcoming 12-month period.

##### **Pet Policy – Elderly/Disable Housing Developments**

Under Animals that assist persons with disabilities, the following has been added: The tenant/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist persons with disabilities; therapy and/or emotional support dogs are included within this category.

##### **Pet Policy – General Occupancy (Family) Housing Developments**

Under Animals that assist persons with disabilities, the following has been added: The tenant/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist persons with disabilities; therapy and/or emotional support dogs are included within this category.

## Attachment B

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

#### **Changes to the HAJ's Basic Tenant Repair and/or Replacement Charge Listing, effective May 1, 2012:**

- Under Appliance Charges, an Oven Rack will cost \$13.02, plus labor cost
- Under Miscellaneous Charges, a CO2 Detector will cost \$37.71, plus labor cost
- Under Miscellaneous Charges, a Smoke Detector will cost \$5.39, plus labor cost
- Under Basic Carpentry Charges, a bathroom tissue holder will cost \$8.96, plus labor cost
- Under Basic Carpentry Charges, an interior door chain lock will cost \$5.70, plus labor costs
- Under Basic Carpentry Charges, a (family site) medicine cabinet will cost \$35.99, plus labor costs
- Under Basic Carpentry Charges, a (highrise) medicine cabinet will cost \$23.75, plus labor costs
- Under Basic Electrical Charges, the following now apply (plus labor costs) regarding light fixtures: Bathroom \$16.50; General \$10.67; Hallway \$11.38; Kitchen \$17.35; Utility Room \$13.38
- Under Basic Electric Charges, a (family site) thermostat will cost \$27.87, plus labor costs and a highrise thermostat will cost \$74.59, plus labor costs
- Under Basic Plumbing Charges, a toilet bowl repair will cost \$40.95; a toilet seat will cost \$11.01; and a toilet tank repair will cost \$44.35 – plus labor costs
- As of July 1, 2012, the labor cost is \$37.69 per hour.

**FLAT RENTS:** The following is the PHA's complete list of public housing developments where the PHA has established flat rents (rent ceiling), effective for July 01, 2012.

#### **AMP1: Des Plaines Gardens Homes (IL024-001, 002, and 003)**

1 BR	650.00
2 BR	750.00
3 BR	917.00
4 BR	1083.00

#### **AMP3: Fairview Homes (IL024-003)**

2 BR	730.00
3 BR	908.00
4 BR	1075.00
5 BR	1183.00

#### **AMP4: John O. Holmes Complex (IL024-004)**

0 BR	745.00*
1 BR	799.00
2 BR	900.00

#### **AMP5: Heritage Place (IL024-004)**

1 BR	799.00
2 BR	900.00

#### **AMP6: John C. Murphy Building (IL024-005)**

0 BR	745.00*
1 BR	799.00
2 BR	900.00

#### **AMP7: John Kennedy Terrace (IL024-006)**

1 BR	680.00
2 BR	900.00

#### **AMP8: Adlai Stevenson Gardens (IL024-006)**

1 BR	680.00
2 BR	900.00

- *Note: Comps were unavailable for a 0 bedroom (studio) rental unit in this area. In establishing this flat rent, the PHA used the HUD established FY2012 Fair Market Rents for Will County, Illinois.*

## Attachment B

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

### FY 2012 DECONCENTRATION CALCULATION

As of March 2012

#### STEP 1

	1BR	2BR	3BR	4BR	5BR	Totals
AMP1	47	45	34	32	0	158
AMP3	0	37	87	24	12	160
Totals	47	82	121	56	12	318

0.85 x 47 Units	=	39.95
1.00 x 82 Units	=	82.00
1.25 x 121 Units	=	151.25
1.40 x 56 Units	=	78.40
1.61 x 12 Units	=	19.32
Total Unit Weighted Average		370.92

Bedroom Adjustment Factor	=	Total Unit Weighted Average / No of Units 370.06 / 318 Units	=	1.1664
PHA-Wide Average Income	=	Total Income/No. of Units \$3,454,169/318 Units	=	\$10,862.17
		PHA-Wide Average Income	=	\$10,862
PHA-Wide Adjusted Average Income	=	PHA-Wide Average Income/Adjustment Factor \$ 10,862/1.1664	=	\$9,312.41
		PHA-Wide Adjusted Average Income	=	<b>\$9,312</b>

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 47 Units	=	39.95
1.00 x 45 Units	=	45.00
1.25 x 34 Units	=	42.50
1.40 x 32 Units	=	42.80
1.61 x 0 Units	=	<u>0.00</u>
Total Unit Weighted Average		172.25

Bedroom Adjustment Factor	=	Total Unit Weighted Average/No of Units	=	1.0902
		172.25 / 158 Units		
Covered Development Average Income	=	Total Income/No. of Households	=	\$13,317.83
		\$1,908,058 / 158 Units		
Covered Development Adjusted Average Income	=	Development Average Income/Adjustment Factor	=	\$11,083.29
		\$12,083 / 1.0902		
		Covered Development Adjusted Average Income	=	<b>\$11,083</b>

##### AMP3: Fairview Homes

0.85 x 0 Units	=	0.00
1.00 x 37 Units	=	37.00
1.25 x 87 Units	=	108.75
1.40 x 24 Units	=	33.60
1.61 x 12 Units	=	<u>19.32</u>
Total Unit Weighted Average		198.67

Bedroom Adjustment Factor	=	Total Unit Weighted Average/No of Units	=	1.2407
		198.67 / 160 Units		
Covered Development Average Income	=	Total Income/No. of Households	=	\$9,656.94
		\$1,545,111 / 160 Units		
Covered Development Adjusted Average Income	=	Development Average Income/Adjustment Factor	=	\$7,777.24
		\$9,657 / 1.2417		
		Covered Development Adjusted Average Income	=	<b>\$7,777</b>

## Attachment B

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

#### STEP 3

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

AMP1             $\frac{\$11,083}{\$9,312} \times 100\% = 119.02\%$

AMP3             $\frac{\$7,777}{\$9,312} \times 100\% = 83.16\%$

AMP1 and AMP3 are NOT within the 85% to 115% PHA-Wide Average Income range and are now both subject to the Housing Authority of 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%
<b>Totals</b>	<b>100/402</b>	<b>24.87%</b>

**FY2003 Zero Income Families**

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

**FY2004 Zero Income Families**

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

**FY2005 Zero Income Families**

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

**FY2006 Zero Income Families**

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

**FY2007 Zero Income Families**

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

**FY2008 Zero Income Families**

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

**FY2009 Zero Income Families**

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

**FY2010 Zero Income Families**

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

**FY2011 Zero Income Families**

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

**FY2012 Zero Income Families**

<b>AMP No. 1</b>	3/158	1.90%
<b>AMP No. 3</b>	0/160	0.00%
<b>Totals</b>	<b>3/318</b>	<b>0.94%</b>

## Attachment B

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

**Housing Authority of Joliet**  
**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%
<b>Totals</b>	<b>139/402</b>	<b>34.58%</b>

**FY2011 Working (Wage) Families**

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

**FY2003 Working (Wage) Families**

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

**FY2012 Working (Wage) Families**

<b>AMP No. 1</b>	44/158	27.85%
<b>AMP No. 3</b>	65/160	40.63%
<b>Totals</b>	<b>109/318</b>	<b>34.28%</b>

**FY2004 Working (Wage) Families**

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

**FY2005 Working (Wage) Families**

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

**FY2006 Working (Wage) Families**

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

**FY2007 Working (Wage) Families**

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

**FY2008 Working (Wage) Families**

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

**FY2009 Working (Wage) Families**

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

**FY2010 Working (Wage) Families**

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

## Attachment B

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

#### Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants-FFY 2012 grants</b>		
a) Public Housing Operating Fund	<b>3,493,560</b>	Public Housing Operations
b) IL06-P024-50111 Public Housing Capital Fund	<b>1,760,790</b>	Physical & Management Improvements / Debt Service
c) IL06-R024-50111 Replacement Housing Factor Fund	<b>214,776</b>	Replacement ACC units; RHF Plan / Mixed-Finance Proposal Submitted
d) HOPE VI Revitalization	<b>0</b>	
e) HOPE VI Demolition	<b>0</b>	
f) Annual Contributions for Section 8 Tenant-Based Assistance	<b>9,189,384</b>	Housing Assistance Payments, etc.
g) Public Housing Drug Elimination Program	<b>0</b>	
h) Resident Opportunity and Self- Sufficiency Grants	<b>64,992</b>	Elderly Services Coordinator
i) Community Development Block Grant	<b>0</b>	
j) HOME – City of Joliet	<b>430,000</b>	Mixed-Finance project, Liberty Meadow Estates, Phase II
Other Federal Grants (list below)		
<b>Section 3 Coordinator Grant</b>	<b>50,000</b>	Section 3 Coordinator
<b>Public Housing FSS Coord. Grant</b>	<b>64,000</b>	PH FSS Coordinator
<b>HCV FSS Coordinator Grant</b>	<b>64,000</b>	HCV FSS Coordinator
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<i>CFP - 50111</i>	<b>112,629</b>	Currently unobligated, but planned for Section 504
<b>3. Public Housing Dwelling Rental Income</b>	<b>2,638,975</b>	Maintenance/Operations
<b>4. Other income (list below)</b>		
Rental Housing Support Program, State of Illinois	<b>300,000</b>	Housing Assistance Payments
Bridge Subsidy Grant, State of Illinois	<b>325,000</b>	Housing Assistance Payments
Excess Utilities	<b>0</b>	
Investment Interest	<b>3,000</b>	Maintenance/Operations
Non Dwelling Rental	<b>38,000</b>	Maintenance/Operations
Income/Operations	<b>264,677</b>	Maintenance/Operations
<b>Total resources</b>	<b>\$ 19,013,783</b>	

## **Attachment B**

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

#### **IPA Audits:**

Fiscal Year Ending 6/30/2011 – In Progress.

FYE 6/30/2010 – Two (2) Auditor Findings:

##### **Finding No. 2010-1**

###### **Statement of Condition**

The financial statement included instances of prior period adjustments made by management, as noted in the financial statements and note 17.

###### **Recommendation**

The Authority should adopt review procedures to ensure that financial statement information is properly reviewed.

##### **Finding No. 2010-2**

###### **Statement of Condition**

Material general ledger accounts, including restricted and unrestricted net equity, investment in capital assets, construction-in-progress and intercompany accounts were not properly reconciled in a periodic basis during the fiscal year.

###### **Recommendation**

The Authority should adopt procedures to ensure that all general ledger accounts are reconciled on a periodic basis. The reconciliations should be reviewed by a member of managements to ensure they are correct and completed in a timely manner.

The Housing Authority of Joliet has made several changes to its financial procedures relative to resolving these issues and to ensure we do not have this problem again.

#### **Asset Management Statement**

NO CHANGE - 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;

## **Attachment B**

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

- 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. **HUD approved the Mixed-Finance Proposal in August 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 and lease-up is 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 Fall, 2012.
- **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 start 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. Planning to re-submit Demolition/Disposition application to HUD in June, 2012.
- **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.

**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.

August, 2011 – HUD approved the Housing Authority of Joliet request to dispose 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 committed 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 2012 / 2013 / 2014, the Authority has pledged / expects to pledge:**
  1. Approximately Ninety-two (92) to the Community Builders' University Park, IL housing project, Thornwood House – in a 1-for-2 exchange for Enhanced Vouchers.
  2. Thirteen (13) to Senior Housing Development in New Lenox.
  3. Eight (8) to Liberty Meadow Estates, Phase III, Joliet, IL.
  4. Approximately Twenty (20) to the Revitalization of what is currently Des Plaines Gardens, Joliet, IL.
  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 **228** of its vouchers to project-based assistance. This represents approximately **19%** of the total 1,190 housing choice vouchers.

**Chicago Regional Housing Demonstration Pilot Program:** A Demonstration Pilot Program has been developed in collaboration with the Chicago Regional Housing Choice Initiative which includes the Regional Housing Initiative, Metropolitan Planning Council, and Housing Choice Partners. This Pilot Program is funded by HUD for a three (3) year period and is designed to study the effects of mobility counseling and / or dedicated housing opportunities on household incomes, administrative and financial savings to PHA's and neighborhood outcomes.

**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 8/31/2011

Part I: Summary

**HOUSING AUTHORITY OF JOLIET (IL06-P024)**

Grant Type and Number: CFP  
 CFP Grant No.: IL06-P024-50112  
 RHF Grant No.:  
 FFY of Grant: 2012  
 FFY of Approval: 2012

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 (1)	
		Original	Revised (2)	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) (3)	\$100,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$225,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$134,611.60	\$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	\$194,375.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$160,514.26	\$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	\$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 (4)	\$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
18 b	9000 Collateralization or Debt Service paid via System of Direct Payr	\$531,945.14	\$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)	\$1,346,446.00	\$0.00	\$0.00	\$0.00
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	\$150,000.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00	\$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.  
 Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.  
 Signature of Public Housing Director and Date

Mr. Henry Morris, Chief Executive Officer  
 2/17/2012

(1) To be completed for the P&E Report (2) To be completed for the P&E Report or a Revised Annual Statement (3) PHAs with under 250 units in management may use 100% 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  
Expires 8/31/2011

**Part II: Supporting Pages**

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number: CFP CFP Grant No: IL06-P024-50112 RHF Grant No:		FFY of Grant: 2012 FFY of Approval: 2012				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised (1)	Funds Obligated(2)	Funds Expended (2)		
	1406 Operations (may not exceed 20%)	1406	1	\$100,000.00					
	1408 Management Improvements								
	Pre-Dev / Planning Consultants	1408	2	\$125,000.00					
	Demolition Application / Planning Consultant	1408	1	\$50,000.00					
	Step-Up Program (Resident Initiatives)	1408	25	\$50,000.00					
	<b>TOTAL Account 1408</b>			<b>\$225,000.00</b>					
	1410 Administration (may not exceed 10%)	1410	3	\$134,611.60					
	1411 Audits	1411		\$0.00					
	1415 Liquidated Damages	1415		\$0.00					
	1430 Miscellaneous Fees and Costs								
	Misc. advertisement, Notices, drawings, etc.	1430	3	\$4,375.00					
	Environmental Studies Consultant	1430	2	\$40,000.00					
	Section 504 Consultant Fees	1430	1	\$150,000.00					
	<b>TOTAL Account 1430</b>			<b>\$194,375.00</b>					
PHA Wide	1440 SITE ACQUISITION	1440		\$0.00					
	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		\$0.00					
	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	9000		\$531,945.14					
	1502 Contingency	1502		\$0.00					
		<b>PHA-Wide Total</b>			<b>\$1,185,931.74</b>				
	AMP 11 - Liberty Meadow Estates	Site Improvements	1450	1	\$160,514.26				
	<b>AMP 11 Total</b>			<b>\$160,514.26</b>					
	<b>AMP 11 Activities TOTAL</b>			<b>\$160,514.26</b>					
	<b>2012 CFP ALLOCATION</b>			<b>\$1,346,446.00</b>					

(1) To be completed for the P&E Report or a Revised Annual Statement (2) To be completed for the P&E Report

**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-P024-50112  
Housing Authority of Joliet**

form HUD-50075.1

**Annual Statement**

OMB Approval No. 2577-0157 (Exp. 8/31/2011)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (1)
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/11/2014						
AMP 11	3/11/2014						

(1) Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the US Housing Act of 1937. as amended.

**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 Revised Annual Statement/Revision #3 - 3/15/2011

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending	
HOUSING AUTHORITY OF JOLIET (IL06-P024)		Grant Type and Number CFP - IL06-P024-50111	FFY of Grant: 2011 FFY of Approval: 2011
<input checked="" type="checkbox"/> Revised Annual Statement/Revision #3 - 3/15/2012			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Revised 7/20/2011	Currently 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	\$100,000.00	\$100,000.00	\$100,000.00
3	1408 Management Improvements	\$125,000.00	\$155,522.47	\$155,522.47	\$105,522.47
4	1410 Administration (may not exceed 10% of line 20)	\$145,406.40	\$145,406.40	\$145,406.40	\$145,406.40
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	\$143,451.60	\$112,928.99	\$300.00	\$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	\$408,885.86	\$408,886.00	\$408,886.00	\$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	\$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
18 b	9000 Collateralization or Debt Service paid via System of Direct Payment	\$531,320.14	\$531,320.14	\$531,320.14	\$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)	\$1,454,064.00	\$1,454,064.00	\$1,341,435.01	\$350,928.87
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	\$138,451.60	\$111,929.13	\$0.00	\$0.00
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	\$50,000.00	\$68,368.33	\$68,368.33	\$68,368.33
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  3/15/2012	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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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

Part II: Supporting Pages

Revised Annual Statement/Revision #3 - 3/15/2012

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
				Revised 7/20/2011	Currently Revised	Funds Obligated	Funds Expended	
<b>HOUSING AUTHORITY OF JOLIET (IL06-P024)</b>				<b>Grant Type and Number CFP - IL06-P024-50111</b>		<b>FFY of Grant: 2011</b>		
1406 Operations (may not exceed 20%)		1406	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	Complete
<b>1408 Management Improvements</b>								
	Pre-Dev / Planning Consultants	1408	2	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	Complete
	Environ Engineer - LOMA Fairview	1408	1	\$0.00	\$12,154.14	\$12,154.14	\$12,154.14	Complete
	Resident Initiative Staff Salaries	1408	3	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	Security Improvements at all highrise buildings	1408	6	\$50,000.00	\$68,368.33	\$68,368.33	\$68,368.33	Complete
	Step-Up Program Cycle Paint (Resident Initiatives)	1408	25	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	In Progress
	<b>TOTAL Account 1408</b>		<b>1408</b>	<b>\$125,000.00</b>	<b>\$155,522.47</b>	<b>\$155,522.47</b>	<b>\$105,522.47</b>	<b>In Progress</b>
1410 Administration (may not exceed 10%)		1410	3	\$145,406.40	\$145,406.40	\$145,406.40	\$145,406.40	Complete
1411 Audits		1411		\$0.00	\$0.00	\$0.00	\$0.00	N/A
1415 Liquidated Damages		1415		\$0.00	\$0.00	\$0.00	\$0.00	N/A
<b>1430 Miscellaneous Fees and Costs</b>								
	Misc. advertisement, Notices, drawings, etc.			\$5,000.00	\$999.86	\$300.00	\$0.00	In Progress
	Section 504 Modifications - A&E	1430		\$138,451.60	\$111,929.13	\$0.00	\$0.00	In Progress
	<b>TOTAL Account 1430</b>		<b>1430</b>	<b>\$143,451.60</b>	<b>\$112,928.99</b>	<b>\$300.00</b>	<b>\$0.00</b>	<b>In Progress</b>
<b>PHA Wide</b>								
	<b>1440 SITE ACQUISITION</b>	1440	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1465.1 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1485 Demolition of AMP 3	1485		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1492 MTW	1492		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1495 Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1499 Development	1499		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	1501 Collateralization or Debt Service Paid by PHA	1501		\$0.00	\$0.00	\$0.00	\$0.00	N/A
	9000 Collateralization or Debt Service Paid Via System of Direct Payment	9001		\$531,320.14	\$531,320.14	\$531,320.14	\$0.00	In Progress
	1502 Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	N/A
<b>PHA-Wide Total</b>				<b>\$1,045,178.14</b>	<b>\$1,045,178.00</b>	<b>\$932,549.01</b>	<b>\$350,928.87</b>	<b>In Progress</b>

**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

Part II: Supporting Pages

Revised Annual Statement/Revision #3 - 3/15/2012

Expires 4/30/2011

HOUSING AUTHORITY OF JOLIET (IL06-P024)		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Revised 7/20/2011	Currently Revised	Funds Obligated	Funds Expended	
<b>Development / Mixed-Finance Activities</b>								
AMP 1 - Des Plaines Gardens	Choice Neighborhood Initiatives Consultant / Planning Activities	AMP 1 Total	1	\$0.00	\$0.00	\$0.00	\$0.00	N/A
		AMP 1 Total		\$0.00	\$0.00	\$0.00	\$0.00	
AMP 11 - Liberty Meadow Estates Phase 2	Mixed-Finance Development - New Construction/Development Activities	AMP 11 Total	1	\$408,885.86	\$408,886.00	\$408,886.00	\$0.00	
		AMP 11 Total		\$408,885.86	\$408,886.00	\$408,886.00	\$0.00	
<b>AMP 11 Activities TOTAL</b>								
				\$408,885.86	\$408,886.00	\$408,886.00	\$0.00	
<b>GRANT TOTAL</b>								
				\$1,454,064.00	\$1,454,064.00	\$1,341,435.01	\$350,928.87	In Progress

**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**

**Revised Annual Statement/Revision #3 - 3/15/2012**

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

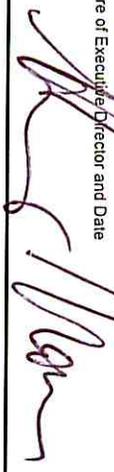
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Revised (1)	
PHA-Wide	7/14/2013			7/14/2014	
AMP 1	7/14/2013			7/14/2014	
AMP 11	7/14/2013			7/14/2014	

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

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



**Mr. Henry Morris  
Chief Executive Officer**

3/15/2012

**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 #6, 3/15/2012  
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original (revised 7/20/2011)	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	\$352,158.00	\$352,158.00	\$352,158.00	\$352,158.00
4	1410 Administration (may not exceed 10% of line 20)	\$176,079.00	\$176,079.00	\$176,079.00	\$176,079.00
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	\$36,018.49	\$36,018.49	\$36,018.49	\$36,018.49
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$350,000.00	\$350,000.00	\$350,000.00	\$0.00
10	1460 Dwelling Structures	\$292,964.37	\$292,964.37	\$292,964.37	\$9,992.37
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	\$19,850.00	\$19,850.00	\$19,850.00	\$19,850.00
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
18 b	9000 Collateralization or Debt Service paid via System of Direct Paym	\$533,720.14	\$533,720.14	\$533,720.14	\$533,720.14
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)	\$1,760,790.00	\$1,760,790.00	\$1,760,790.00	\$1,127,818.00
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	\$12,000.00	\$22,550.00	\$22,550.00	\$22,550.00
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	\$74,419.54	\$26,979.65	\$26,979.65	\$26,979.65
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.

Signature of Executive Director and Date

*Mr. Henry Morris*  
 3/15/2012

(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**  
**Capital Fund Program, Capital Fund Program Replacement**  
**Housing Factor and Capital Fund Financing program**  
**Part II: Supporting Pages**

Revision #6 3/15/2012

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number CFP - IL06-P024-50110		FFY of Grant: 2010		Status of Proposed Work
				Original Number 7/20/2011	Currently Revised	Funds Obligated	Funds Expended	
1406 Operations (may not exceed 20%)		1406		\$0.00	\$0.00	\$0.00	\$0.00	N/A
1408 Management Improvements								
Pre-Dev / Planning Consultants		1408		\$42,781.50	\$103,545.23	\$103,545.23	\$103,545.23	Complete
Installation of Additional Security Improvements		1408		\$74,419.54	\$0.00	\$0.00	\$0.00	Complete
Vac Unit Turn Around / Emergency/ Rehab - AMP 3		1408		\$152,401.96	\$66,938.77	\$66,938.77	\$66,938.77	Complete
Emergency/ Roof Replacement		1408	(drawn from incorrect acct)	\$0.00	\$42,105.00	\$42,105.00	\$42,105.00	Complete
Section 504 Assessment & Remediation Plan		1408	(drawn from incorrect acct)	\$12,000.00	\$2,825.00	\$2,825.00	\$2,825.00	Complete
Administrative Salaries (10%)		1408	(drawn from incorrect acct)	\$0.00	\$36,189.00	\$36,189.00	\$36,189.00	Complete
Resident Initiative Staff Salaries		1408	(drawn from incorrect acct)	\$70,555.00	\$70,555.00	\$70,555.00	\$70,555.00	Complete
TOTAL Account 1408				\$352,158.00	\$352,158.00	\$352,158.00	\$352,158.00	Complete
1410 Administration								
Administrative Salaries (10%)		1410	(drawn from incorrect acct)	\$176,079.00	\$53,372.00	\$53,372.00	\$53,372.00	Complete
Security Improvements		1410	(drawn from incorrect acct)	\$0.00	\$26,979.65	\$26,979.65	\$26,979.65	Complete
Section 504 Assessment & Remediation Plan		1410	(drawn from incorrect acct)	\$0.00	\$7,425.00	\$7,425.00	\$7,425.00	Complete
Misc Fees & Costs		1410	(drawn from incorrect acct)	\$0.00	\$153.79	\$153.79	\$153.79	Complete
Pre-Dev / Planning Consultants		1410	(drawn from incorrect acct)	\$0.00	\$40,714.29	\$40,714.29	\$40,714.29	Complete
Vac Unit Turn Around / Emergency/ Rehab - AMP 3		1410	(drawn from incorrect acct)	\$0.00	\$47,434.27	\$47,434.27	\$47,434.27	Complete
TOTAL Account 1410				\$176,079.00	\$176,079.00	\$176,079.00	\$176,079.00	Complete
1411 Audits		1411	N/A	\$0.00	\$0.00	\$0.00	\$0.00	
1415 Liquidated Damages		1415	N/A	\$0.00	\$0.00	\$0.00	\$0.00	
1430 Miscellaneous Fees & Costs		1430						
Pre-Dev / Planning Costs		1430	(drawn from incorrect acct)	\$0.00	\$10,035.00	\$10,035.00	\$10,035.00	Complete
Section 504 Assessment & Remediation Plan		1430	(drawn from incorrect acct)	\$0.00	\$12,300.00	\$12,300.00	\$12,300.00	Complete
Administrative Salaries (10%)		1430	(drawn from incorrect acct)	\$0.00	\$7,274.79	\$7,274.79	\$7,274.79	Complete
Environ Engineer - LOMA Fairview		1430		\$0.00	\$5,345.69	\$5,345.69	\$5,345.69	Complete
Misc. Fees & Costs		1430		\$36,018.49	\$1,063.01	\$1,063.01	\$1,063.01	Complete
TOTAL Account 1430				\$36,018.49	\$36,018.49	\$36,018.49	\$36,018.49	Complete
1440 SITE ACQUISITION								
TOTAL Account 1440				\$0.00	\$0.00	\$0.00	\$0.00	N/A
1450 Site Improvements								
Mixed Finance Project - Site Work		1450	AMP 11	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	In Progress
TOTAL Account 1450				\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	In Progress
1460 Dwelling Structures								
Mixed Finance Project - Hard Costs		1460	AMP 11	\$282,972.00	\$282,972.00	\$282,972.00	\$282,972.00	In Progress
Pre-Dev - P&P Bond		1460	AMP 11	\$0.00	\$9,992.37	\$9,992.37	\$9,992.37	Complete
Upgrade Key card entry system at all highrises		1460	6.00	\$9,992.37	\$0.00	\$0.00	\$0.00	N/A
TOTAL Account 1460				\$292,964.37	\$292,964.37	\$292,964.37	\$292,964.37	In Progress
1465.1 Dwelling Equipment								
TOTAL Account 1465				\$0.00	\$0.00	\$0.00	\$0.00	N/A

PHA Wide

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

Revision #6 3/15/2012

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Grant Type and Number CFP - IL06-P024-50110		FFY of Grant: 2010		Status of Proposed Work
				Original 7/20/2011	Currently Revised	Funds Obligated	Funds Expended	
1470 Non-Dwelling Structures		1470		\$0.00	\$0.00	\$0.00	\$0.00	N/A
1475 Non-Dwelling Equipment				\$0.00	\$0.00	\$0.00	\$0.00	N/A
	Administrative Salaries (10%)	1475	(drawn from incorrect acct)	\$0.00	\$19,850.00	\$19,850.00	\$19,850.00	Complete
	Purchase of mod vehicles	1475	2	\$19,850.00	\$0.00	\$0.00	\$0.00	N/A
		TOTAL Account 1475		\$19,850.00	\$19,850.00	\$19,850.00	\$19,850.00	Complete
1485 Demolition of AMP 3 or AMP 1		1485	168	\$0.00	\$0.00	\$0.00	\$0.00	
1492 MTW		1492		\$0.00	\$0.00	\$0.00	\$0.00	
1495 Relocation of AMP 3 or AMP 1		1495	168	\$0.00	\$0.00	\$0.00	\$0.00	
1499 Development Activities								
	Liberty Meadow Estates, Phase II, Affordable Mixed-Finance Project	TOTAL Account 1499		\$0.00	\$0.00	\$0.00	\$0.00	spread to 1450 & 1450
	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	\$533,720.14	Complete
	1502 Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
		PHA-Wide Total		\$1,760,790.00	\$1,760,790.00	\$1,760,790.00	\$1,127,818.00	
		2010 CFP GRANT TOTAL		\$1,760,790.00	\$1,760,790.00	\$1,760,790.00	\$1,127,818.00	





Office Of Public Housing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Illinois State Office  
Metcalfe Federal Building  
77 West Jackson Boulevard – Room 2401  
Chicago, Illinois 60604-3507  
Telephone: (312) 353-1915 Fax: (312) 886-4060

NOV 09 2011

Mr. Henry Morris  
Chief Executive Officer  
Joliet Housing Authority  
6 South Broadway Street  
Joliet, Illinois 60436

**SUBJECT: Replacement Housing Factor (RHF) – Accumulation of First Increment RHF Funds**

Dear Mr. Morris:

This letter is to acknowledge the receipt by the Field Office of your First Increment RHF Plan dated October 13, 2011 submitted in accordance with PIH Notice 2010-21 (HA). The housing authority submitted the Plan intending to accumulate the following five (5) years of first increment replacement housing factor funds for a proposed Liberty Meadows Phase II and to acquire existing single family or multi-family building(s) within the city or help fund a future Mixed-Finance project.

The subject grants are:

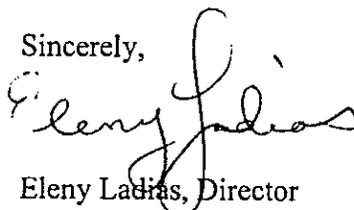
IL06R024501-09: \$216,622.00  
IL06R024501-10: \$215,782.00  
IL06R024501-11: \$177,860.00  
IL06R024501-12: \$177,000.00 (estimated)  
IL06R024501-13: \$177,000.00 (estimated)

The Field Office has approved your Model First Increment RHF Plan (the “Plan”) subject to the conditions below:

1. The housing authority will be required to submit a development and/or acquisition proposal for Field Office review and approval within the established development approval and environmental review protocols in order to ensure the timely obligation and expenditure end dates as specifically provided below;
2. With respect to the RHF Grant Funds referenced above, the housing authority must obligate RHF Funds no later than October 29, 2015 and expend Grant Funds no later than October 29, 2017.

Finally, the housing authority is reminded to keep the Field Office informed of any and all changes to proposed development and/or acquisition plans for the intended use of the RHF Plan approval being provided pursuant to this letter. Should you have any questions regarding this approval, please call Zill A. Khan, PE, General Engineer at (312)913-8666.

Sincerely,

A handwritten signature in black ink, appearing to read "Eleny Ladias". The signature is written in a cursive style with a large, prominent initial "E".

Eleny Ladias, Director  
Technical Services Division  
Illinois State Office of Public Housing



# 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

October 13, 2011

**BOARD OF  
COMMISSIONERS**

Stacie Barber  
Chairman

Patrick Asher  
Vice Chairman

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Secretary

Mitchell Meade  
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Commissioner

Karen Williams  
Resident Commissioner

Mr. Steve Meiss, Director  
Office of Public Housing  
U.S. Department of Housing  
& Urban Development  
77 West Jackson Blvd, Room 2401  
Chicago, IL 60604-3507

RE: First Increment RHF Plan

Dear Mr. Meiss:

The Housing Authority of Joliet (HAJ) Mixed-Finance Proposal was approved on August 8, 2011 by the United States Department of Housing & Urban Development.

Three (3) RHF funding allocations have been obligated 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 (\$610,264) 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>177,860.00</u>
		610,264.00

The Housing Authority of Joliet would then like to accumulate the 2012 and 2013 allocations, approximately \$354,000, to either acquire existing single family or multi-family building(s) within the City of Joliet or to help fund a future Mixed-Finance project, similar to the one described above. The HAJ needs to accumulate funds in order to have sufficient funds to fill a new development gap, and/or purchase and renovate the proposed unit or units. The subject grants for accumulation are:

IL06R024501-12	7-2012	\$177,000 (estimated)
IL06R024501-13	7-2013	\$177,000 (estimated)

It is our understanding that the obligation end date for these accumulated funds will be July 15, 2015. The HAJ will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the established obligation and disbursement deadlines.

The Housing Authority of Joliet is in compliance with the obligation and expenditure deadlines on all of its Capital Fund and RHF grants and is current on its LOCCS reporting.

Thank you in advance for your consideration of this most important request. Should you have any questions or concerns, please do not hesitate to contact me or Tina Pourroy, Modernization Grant Administrator, at 815-727-0611, ext. 152.

Respectfully,

HOUSING AUTHORITY OF JOLIET

A handwritten signature in black ink, appearing to read "Henry Morris", written over the printed name.

Henry Morris  
Chief Executive Officer

Cc: Eleny Ladas, Director of Technical Services  
Zille Khanh, Field Office Engineer

**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 8/31/2011

**HOUSING AUTHORITY OF JOLIET (IL06-P024)**

Grant Type and Number: RHF  
CFP Grant No:  
RHF Grant No: IL06-R024-50112

FFY of Grant: 2012  
FFY of Approval: 2012

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 (1)	
		Original	Revised (2)	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) (3)	\$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)	\$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 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 (4)	\$164,180.00	\$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
18 b	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)	\$164,180.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00	\$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  
  
2/17/2012  
Mr. Henry Morris, Chief Executive Officer

Signature of Public Housing Director and Date

(1) To be completed for the P&E Report (2) To be completed for the P&E Report or a Revised Annual Statement (3) PHAs with under 250 units in management may use 100% 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  
Expires 8/31/2011

**Part II: Supporting Pages**

HOUSING AUTHORITY OF JOLIET (IL06-P024)			Grant Type and Number: RHF CFP Grant No: RHF Grant No: IL06-R024-50112		FFY of Grant: 2012 FFY of Approval: 2012				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised (1)	Funds Obligated(2)	Funds Expended (2)		
PHA Wide	1406 Operations (may not exceed 20%)	1406	1	\$0.00					
	1408 Management Improvements								
	<b>TOTAL Account 1408</b>				<b>\$0.00</b>				
	1410 Administration (may not exceed 10%)	1410		\$0.00					
	1411 Audits	1411		\$0.00					
	1415 Liquidated Damages	1415		\$0.00					
	1430 Miscellaneous Fees and Costs								
	<b>TOTAL Account 1430</b>				<b>\$0.00</b>				
	1440 SITE ACQUISITION	1440		\$0.00					
	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		\$0.00					
	1485 Demolition of AMP 3	1485		\$0.00					
	1492 MTW	1492		\$0.00					
	1495 Relocation	1495		\$0.00					
	1499 Development	1499		\$164,180.00	RHF Funds to be utilized as per approved RHF Plan.				
	1501 Collateralization or Debt Service Paid by PHA	1501		\$0.00					
	9000 Collateralization or Debt Service Paid Via System of Direct Payment	9000		\$0.00					
1502 Contingency	1502		\$0.00						
<b>PHA-Wide Total</b>				<b>\$164,180.00</b>					
<b>2012 RHF ALLOCATION</b>				<b>\$164,180.00</b>					

(1) To be completed for the P&E Report or a Revised Annual Statement (2) To be completed for the P&E Report

**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-R024-50112  
Housing Authority of Joliet**

form HUD-50075.1

**Annual Statement**

OMB Approval No. 2577-0157 (Exp. 8/31/2011)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (1)
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/11/2014						
AMP 11	3/11/2014						

(1) Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the US Housing Act of 1937, as amended.

**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 JOLLIET (IL06-P024)  
 Capital Funds Project Number: IL06-R024-50111  
 FY of Approval: 7/1/2011

Original Annual Statement  Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report  Revised Annual Statement/Revision #3 - 3/15/2012  
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Revised 7/20/2011	Currently Revised	Obligated	Expended
1	<b>Non-Capital Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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	\$177,860.00	\$177,860.00	\$177,860.00	\$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	\$0.00	\$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	<b>Amount of CFFP Proceeds (Sum of lines 2 - 19)</b>	<b>\$177,860.00</b>	<b>\$177,860.00</b>	<b>\$177,860.00</b>	<b>\$0.00</b>
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.

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

Signature of Executive Director and Date: *Henry Morris* 3/15/2012  
 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, Revision #3 - 3/15/2012

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

Development Number / Name HA - Wide [ ] Reserve for Disasters/Emergencies	General Description of Major Work Categories	Development Account Number	Quantity AMP	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revised 7/20/2011	Currently Revised	Funds Obligated (2)	Funds Expended (2)	
1406	Operations	1406	AMP	\$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	AMP 11	\$177,860.00	\$177,860.00	\$177,860.00	\$0.00	Mixed Finance Project - Liberty Meadow Estates, Phase II 11 ACC Units In Progress
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	AMP 11	\$0.00	\$0.00			
9001	DEBT SERVICE	9001		\$0.00	\$0.00	\$0.00	\$0.00	
GRANT TOTAL				\$177,860.00	\$177,860.00	\$177,860.00	\$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 JOLLIET (IL06-P024)  
Capital Funds Project Number: IL06-R024-50110  
FFY of Approval: 7/1/2010

Original Annual Statement  Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report  Revised Annual Statement/Revision #2 3/15/2012  
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Revised 7/20/2011	Currently 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	\$215,782.00	\$215,782.00	\$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	\$0.00	\$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)	\$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 for a Revised Annual Statement.

Signature of Executive Director and Date:  3/15/2012

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

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-R024-50110  
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
				Revised 7/20/2011	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	AMP 11	\$215,782.00	\$215,782.00	\$215,782.00	\$0.00	Mixed Finance Development Activities at Liberty Meadow Estates, Phase II - 11 ACC units - In Progress
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	AMP 11	\$0.00	\$0.00	\$0.00	\$0.00	
9001 DEBT SERVICE		9001		\$0.00	\$0.00	\$0.00	\$0.00	
<b>GRANT TOTAL</b>				<b>\$215,782.00</b>	<b>\$215,782.00</b>	<b>\$215,782.00</b>	<b>\$0.00</b>	

**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-R024-50109	FFY of Approval	7/1/2009
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision #2 3/15/2012  
 Final Performance and Evaluation Report     Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Revised 7/20/2011	Currently Revised	Obligated	Expended
1	<b>Non-Capital Funds</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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	\$216,622.00	\$216,622.00	\$216,622.00	\$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	\$0.00	\$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)	\$216,622.00	\$216,622.00	\$216,622.00	\$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

Mr. Henry Morris, Chief Executive Officer

3/15/2012

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

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

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	AMP 11	\$216,622.00	\$216,622.00	\$216,622.00	\$0.00	M/F Development In Progress - Liberty Meadow Estates, Phase II 11 ACC Units
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	AMP 11	\$0.00	\$0.00	\$0.00	\$0.00	
9001 DEBT SERVICE		9001		\$0.00	\$0.00	\$0.00	\$0.00	
GRANT TOTAL				\$216,622.00	\$216,622.00	\$216,622.00	\$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

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 <b>FFY 2010</b>	Work Statement for Year 2 <b>FFY 2011</b>	Work Statement for Year 3 <b>FFY 2012</b>	Work Statement for Year 4 <b>FFY 2013</b>	Work Statement for Year 5 <b>FFY 2014</b>
	<b>HAJ - COCC Central Office Cost Center</b>					
B.	<b>Physical Improvements Subtotal</b>	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>SEE 2012 ANNUAL STATEMENT</b>	<b>1,898,000.00</b>	<b>1,016,000.00</b>
C.	<b>Management Improvements</b>				<b>100,000.00</b>	<b>300,000.00</b>
D.	<b>PHA-Wide Non-dwelling Structures and Equipment</b>				0.00	<b>250,000.00</b>
E.	<b>Administration</b>				<b>200,000.00</b>	<b>200,000.00</b>
F.	<b>Relocation</b>				<b>200,000.00</b>	0.00
G.	<b>Operations</b>				<b>200,000.00</b>	<b>100,000.00</b>
H.	<b>Demolition</b>				0.00	<b>1,000,000.00</b>
I.	<b>Development</b>				<b>250,000.00</b>	<b>150,000.00</b>
J.	<b>Capital Fund Financing – Debt Service</b>				<b>79,706.39</b>	<b>79,575.25</b>
K.	<b>Total CFP Funds</b>				<b>2,927,706.39</b>	<b>3,115,575.25</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	<b>Grand Total</b>				<b>2,927,706.39</b>	<b>3,115,575.25</b>

**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

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 <b>FFY 2010</b>	Work Statement for Year 2 <b>FFY 2011</b>	Work Statement for Year 3 <b>FFY 2012</b>	Work Statement for Year 4 <b>FFY 2013</b>	Work Statement for Year 5 <b>FFY 2014</b>
	<b>AMP 1 Des Plaines Gardens</b>					
B.	Physical Improvements Subtotal	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>See 2012 Annual Statement</b>	0.00	0.00
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	<b>Relocation</b>				<b>100,000.00</b>	0.00
G.	Operations				0.00	0.00
H.	<b>Demolition</b>				0.00	<b>500,000.00</b>
I.	<b>Development</b>				<b>200,000.00</b>	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				<b>18,377.89</b>	<b>18,347.66</b>
K.	Total CFP Funds				<b>318,377.89</b>	<b>18,347.66</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>318,377.89</b>	<b>518,347.66</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 P&amp;E Report</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 1 – Des Plaines Gardens</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 1 – Des Plaines Gardens</b> General Description of Major Work Categories	Quantity	Estimated Cost
	Development Activities	1	200,000	Demolition of Des Plaines Gardens	162 units	500,000
	Relocation of Des Plaines Gardens Residents	162 units	100,000			
	Subtotal of Estimated Cost		\$300,000	Subtotal of Estimated Cost		\$500,000

**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 <b>FFY 2010</b>	Work Statement for Year 2 <b>FFY 2011</b>	Work Statement for Year 3 <b>FFY 2012</b>	Work Statement for Year 4 <b>FFY 2013</b>	Work Statement for Year 5 <b>FFY 2014</b>
	<b>AMP 3 Fairview Homes</b>					
B.	Physical Improvements Subtotal	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>See 2012 Annual Statement</b>	0.00	0.00
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	<b>Relocation</b>				<b>100,000.00</b>	0.00
G.	Operations				0.00	0.00
H.	<b>Demolition</b>				0.00	<b>500,000.00</b>
I.	<b>Development</b>				<b>200,000.00</b>	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				0.00	0.00
K.	Total CFP Funds				<b>300,000.00</b>	<b>500,000.00</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>300,000.00</b>	<b>500,000.00</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 Annual Statement</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 3 Fairview Homes</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 3 Fairview Homes</b> General Description of Major Work Categories	Quantity	Estimated Cost
	Development Activities	1	200,000	Demolition of Fairview Homes	168 units	500,000
	Relocation of Fairview Homes Residents	168 units	100,000			
	Subtotal of Estimated Cost		\$300,000	Subtotal of Estimated Cost		\$500,00

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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>AMP 4 John O. Holmes</b>					
B.	Physical Improvements Subtotal	See 2010 P&E Report	See 2011 Annual Statement	See 2012 Annual Statement	641,000.00	0.00
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	Relocation				0.00	0.00
G.	Operations				0.00	0.00
H.	Demolition				0.00	0.00
I.	Development				0.00	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				<b>128,735.23</b>	<b>128,523.42</b>
K.	Total CFP Funds				<b>769,735.23</b>	<b>128,523.42</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>769,735.23</b>	<b>128,523.42</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 P&amp;E Report</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 4 – John O. Holmes</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 4 – John O. Holmes</b> 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			
	Install Handrails in Hallways	2 Bldgs.	72,000			
	Subtotal of Estimated Cost		\$641,000	Subtotal of Estimated Cost		\$0.00

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

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
		Quantity	Estimated Cost		Quantity	Estimated Cost
	<b>See 2011 P&amp;E Report</b>			<b>See 2012 Annual Statement</b>		
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost				Subtotal of Estimated Cost	

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

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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>AMP 6 John C. Murphy Bldg</b>					
B.	<b>Physical Improvements Subtotal</b>	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>See 2012 Annual Statement</b>	<b>261,000.00</b>	<b>450,000.00</b>
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	Relocation				0.00	0.00
G.	Operations				0.00	0.00
H.	Demolition				0.00	0.00
I.	Development				0.00	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				<b>80,778.88</b>	<b>80,645.97</b>
K.	Total CFP Funds				<b>341,778.88</b>	<b>530,645.97</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>341,778.88</b>	<b>530,645.97</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 P&amp;E Report</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 6 – John C. Murphy Bldg.</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 6 – John C. Murphy Bldg.</b> 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			
	Installation of Handrails in Hallways	1 Bldg	36,000			
	Subtotal of Estimated Cost		\$261,000	Subtotal of Estimated Cost		\$450,000

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name <b>AMP 7 John F. Kennedy Terrace</b>	Work Statement for Year 1 <b>FFY 2010</b>	Work Statement for Year 2 <b>FFY 2011</b>	Work Statement for Year 3 <b>FFY 2012</b>	Work Statement for Year 4 <b>FFY 2013</b>	Work Statement for Year 5 <b>FFY 2014</b>
B.	<b>Physical Improvements Subtotal</b>	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>See 2012 Annual Statement</b>	<b>266,000.00</b>	<b>530,000.00</b>
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	Relocation				0.00	0.00
G.	Operations				0.00	0.00
H.	Demolition				0.00	0.00
I.	Development				0.00	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				<b>79,706.39</b>	<b>79,575.25</b>
K.	Total CFP Funds				<b>345,706.39</b>	<b>609,575.25</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>345,706.39</b>	<b>609,575.25</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 P&amp;E Report</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 7 – John F. Kennedy Terrace</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 7 – John F. Kennedy Terrace</b> 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			
	Installation of Handrails in Hallways	1 Bldg	36,000			
	Subtotal of Estimated Cost		\$266,000	Subtotal of Estimated Cost		\$530,000

<b>Part I: Summary</b>						
PHA Name/Number <b>HOUSING AUTHORITY OF JOLIET IL06-P024</b>		Locality (City/County & State) <b>Joliet, Will County, Illinois</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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
	<b>AMP 8 Adlai Stevenson Gardens</b>	<b>FFY 2010</b>	<b>FFY 2011</b>	<b>FFY 2012</b>	<b>FFY 2013</b>	<b>FFY 2014</b>
B.	<b>Physical Improvements Subtotal</b>	<b>See 2010 P&amp;E Report</b>	<b>See 2011 P&amp;E Report</b>	<b>See 2012 Annual Statement</b>	<b>730,000.00</b>	<b>36,000.000</b>
C.	Management Improvements				0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment				0.00	0.00
E.	Administration				0.00	0.00
F.	Relocation				0.00	0.00
G.	Operations				0.00	0.00
H.	Demolition				0.00	0.00
I.	Development				0.00	0.00
J.	<b>Capital Fund Financing – Debt Service</b>				<b>80,490.29</b>	<b>80,357.86</b>
K.	Total CFP Funds				<b>810,490.29</b>	<b>116,357.86</b>
L.	Total Non-CFP Funds				0.00	0.00
M.	Grand Total				<b>810,490.29</b>	<b>116,357.86</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2010</b>	Work Statement for Year <b>7/1/2011 – 6/30/2012</b> <b>FFY 2011</b>			Work Statement for Year: <b>7/1/2012 – 6/30/2013</b> <b>FFY 2012</b>		
	<b>See 2011 P&amp;E Report</b>	Quantity	Estimated Cost	<b>See 2012 Annual Statement</b>	Quantity	Estimated Cost
<b>See P &amp; E Report - 2010</b>						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
	Work Statement for Year <b>7/1/2013 – 6/30/2014</b> <b>FFY 2013</b>			Work Statement for Year: <b>7/1/2014 – 6/30/2015</b> <b>FFY 2014</b>		
	Development Number/Name <b>AMP 8 – Adlai Stevenson Gardens</b> General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name <b>AMP 8 – Adlai Stevenson Gardens</b> General Description of Major Work Categories	Quantity	Estimated Cost
	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		\$730,000	Subtotal of Estimated Cost		\$36,000

# 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"/> <b>Section 8 tenant-based assistance</b>			
<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	1374		120
Extremely low income <=30% AMI	1004	81.8	
Very low income (>30% but <=50% AMI)	318	23.14	
Low income (>50% but <80% AMI)	49	3.57	
Families with children	1058	77	
Elderly families	51	3.71	
Families with Disabilities	250	18.2	
White	150	10.92	
Black	1201	87.41	
Native American	3	.22	
Hispanic	59	4.29	
Asian	1	.07	
Multi-Racial	19	1.38	
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)? <b><i>Closed Since March 4, 2010</i></b>			
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	622		110
Extremely low income <=30% AMI	453	72.83	
Very low income (>30% but <=50% AMI)	2	.3	
Low income (>50% but <80% AMI)	2	.3	
Families with children	345	55.47	
Elderly families	61	9.8	
Families with Disabilities	41	6.6	
White	114	18.33	<b>The Hispanic ethnicity is also reflected in the white and black family count</b>
Black	472	75.89	
Native American	1	.16	
Hispanic	46	7.4	
Asian	6	.96	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
1BR	189	30.39	45
2 BR	211	33.93	25
3 BR	149	23.96	29
4 BR	51	8.2	9
5 BR	22	3.54	2
5+ BR	N/A	N/A	N/A
<b>Is the waiting list closed (select one)?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <b>6 months - Closed October 22, 2011</b> 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) Develop programs to encourage self-sufficiency and obtaining quality employment.

**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
- 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 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) Develop programs to encourage self-sufficiency and obtaining quality employment.

**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
- 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)

**2012 Agency Plan  
RESIDENT ADVISORY BOARD MEETING**

**April 5, 2012 – 10:00 AM**

**Fifteen (15) Residents and seven (7) staff members in attendance.**

**Resident Comments / Concerns:**

A discussion regarding re-certification procedures ensued. Mark Jakielski explained the process. The definition of Flat Rent was discussed; the HAJ is not authorizing split leases; unit transfers must be applied for using the Transfer Request Form and can be discussed during the re-certification interview.

The many capital improvements made to the highrise buildings to address the health & safety and energy conservation measures were discussed with the residents. Cosmetic improvements are contained in the 5-year plan; however those items get pushed back when a health and safety or energy related issue is identified.

The residents understood; however, they would like to see the floors, kitchens, and bathrooms upgraded.

The heating in the highrise buildings makes a noise when it kicks on and the higher the floor, the less heat the units seem to get.

Answer: Call in a work order to determine if the noise is normal or if it is an indicator of a repair being needed. Call in a work order regarding the lack of heat in your unit. The City Ordinance requires the daytime temperature to be at least 68 degrees and the nighttime temperature to be at least 72 degrees. As space in the units may be an issue, check to be sure your furniture is not covering up the heat vents. If you have a heat problem that is not fixed within 24 hours, telephone Mark Jakielski, COO of Public Housing Programs, or Joyce Daniels, his assistant.

Hot hallways & elevators and the ventilation seems to be an issue at all highrise buildings.

Answer: We will have the rooftop fans inspected to ensure proper operations; we may need to have an electrical engineer do an assessment to determine if the rooftop fans can handle the capacity required.

The Liberty Meadow Estates development process was explained.

Demolition of Fairview Homes was discussed. The HAJ will submit a new demolition application to HUD in the next two (2) months. No residents from Fairview were present, so no questions.

April 28<sup>th</sup> from 9am – 1pm the Public Housing (ALL Bedroom Sizes) Waiting List will be open. Walk-in Registration will occur at the Murphy Building (311 N. Ottawa) and will be on a first-come, first-serve basis. Bring your driver's license, original birth certificates and social security cards, as well as proof of income to register.

**Meeting Adjourned.**

**2012 Agency Plan Public Hearing**

**April 10, 2012 at 4:00 PM**

**2 Staff Members In Attendance.** NO Comments/Concerns.

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**2012 Agency Plan Presentation at the Board Meeting**

**April 11, 2012 at 4:00 PM**

**7 Board Members and Fifteen Staff Members In Attendance.**

NO Concerns/Comments.

# HOUSING AUTHORITY OF JOLIET RESIDENT ADVISORY BOARD 2012

## **John F. Kennedy Building 2200 Oneida Joliet, Illinois 60435**

	<u>Apt. #</u>
Victor Camilee, President	#609
Zelma McMillian, Vice President	#621
Barbra Carson, Secretary	#908
Linda Lauder, Treasurer	#400
Amelia Rodriguez, Liaison	#209

## **Adlai Stevenson Gardens Building 102 Stryker Avenue Joliet, Illinois 60436**

Helen Brown, President	#422
Darlene Cordova, Vice President	#211
Tara Russell, Secretary	#206
Karen Williams, Treasurer	#419
Zettella Bridges, Liaison	#219

## **John C. Murphy Building 311 N. Ottawa Joliet, Illinois 60432**

Erma Shelby, President	#309
Mike Briese, Vice President	#910
Amy Jo Vasquez, Secretary	#1005
Joyce Duncan, Treasurer	#905
Larry Malone, Liaison	#804

## **John O. Holmes Complex Joliet, Illinois 60435**

Geri Gant, President	400 N. Bluff, #44
Doretha Thompson, Vice President	400 N. Bluff, #37
Tommie Williams, Liaison	419 N. Bluff, #31
Dorris Miller, Liaison	401 N. Bluff, #11
David Andrews, Liaison	400 N. Bluff, #76

## **DesPlaines Gardens Development Joliet, Illinois 60436**

Veda Cummins, President	330 Water Street
Cynthia Pitchford, Vice President	390 Water Street
Evangelist Steel, Secretary	302 Water Street

# 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.