

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

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# Moline Housing Authority

## Annual PHA Plans

### For Fiscal Year 2003

Beginning date: April 1, 2003  
Ending date: March 31, 2004



**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Moline Housing Authority

**PHA Number:** IL020

**PHA Fiscal Year Beginning: (mm/yyyy)** April 1- 2003

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government  
**City of Moline, Illinois Office of Community Development & Planning  
Department**
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below) **City of Moline Illinois Office of Community Planning & Development**

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**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
1. The Moline Housing Authority was developed to provide affordable, safe, and sanitary housing to low-income individuals and families residing in or desirous of residing in the City of Moline, Illinois.
  2. The Moline Housing Authority is committed to providing supportive services to all residents. These services will be designed to assist them in attaining personal and financial goals, which will enable them to assist progress into individual and family self-sufficiency.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- X PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
- XX Reduce public housing vacancies:
- XX Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

- Other (list below)
- XX PHA Goal: Improve the quality of assisted housing  
Objectives:
  - XX Improve public housing management: (PHAS score)
  - XX Improve voucher management: (SEMAP score)
  - XX Increase customer satisfaction:
    - XX Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
    - XX Renovate or modernize public housing units:
      - Demolish or dispose of obsolete public housing:
      - Provide replacement public housing:
      - Provide replacement vouchers:
      - Other: (list below)
- XX PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - XX Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - XX Implement voucher homeownership program:
    - Implement public housing or other homeownership programs:
    - Implement public housing site-based waiting lists:
    - Convert public housing to vouchers:
    - Other: (list below)

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

- XX PHA Goal: Provide an improved living environment  
Objectives:
  - XX Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - XX Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - XX Implement public housing security improvements:
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
    - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- XX Provide or attract supportive services to improve assistance recipients' employability:
- XX Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

XX PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- XX Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- XX 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:
- XX Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**





**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA**

**Small Agency (250 Public Housing Units)**

**Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Statement of Progress in meeting the  
Five - Year Plan Mission & Goals**

**Moline Housing Authority** (MHA) is a medium sized housing authority located in the Midwest region. Our housing authority owns & operates 486 units of public housing & 234 Housing Choice Vouchers. The public housing units are located in three sites.

MHA is in Year Three (3) of submitting the required Agency Annual Plan and exceeding the minimum requirements, the authority has been designated a **High Performer** according to current PHA's standards.

The Authority in correlation with the City of Moline, Illinois's Consolidated Plan has assessed the housing needs of the City of Moline, Illinois and determined that it will continue to strive in meeting the housing needs of the community to the extent practical for a medium sized housing agency.

The City of Moline, Illinois continues to identify significant need for more affordable housing resources in our community.

The Authority *achieved* its Fiscal Years 2000–2001 goals and is on schedule with its Five-Year plan.

### **Capital Funds Program**

The Authority currently is *on schedule* with all its open Capital Fund programs FY – 1999-2002. To make an adequate assessment of the properties conditions and needed repairs the Authority conducted /completed a updated comprehensive physical needs assessment. In addition, a subsequent 2001- HUD confirmatory review was completed. Both resulted in the authority developing effective long-term strategies for MHA properties, findings and observations.

The review provided the authority with valuable insight to operate efficiently and effectively while remaining compliant. The revisions include the following:

- Building & completion of an Inventory/Maintenance warehouse.
- Addition/completion of over Two hundred (200) parking spaces
- Development/completion of a new park area in our family development.
- Continuum of applicable training for housing authority employees & resident leaders.

### **Significant Amendment**

MHA conformed in meeting the process for the significant amendment definition and requirements.

- MHA scheduled meetings with the Resident Advisory Board (RAB) for input & discussion of identified changes.
- Notified & met with the City of Moline to ensure consistency with the City's Consolidated Plan.
- MHA provided a review of the Significant Amendments during a 45-day public review period.
- MHA held a public hearing by the MHA Board of Commissioners.
- Significant Amendment (s) was approved by resolution at the MHA Board of Commissioners at a scheduled board meeting.

### **RASS Follow-up Plan**

MHA scored below the 75 % requirement in three areas of the RASS component. Therefore, the authority was required to outline & submit a follow up plan to develop strategies to address identified weaknesses. The three areas were: communication, safety and neighborhood appearance.

MHA proposes to address the areas in the following ways.

- **Communication** - Continue & provide on-going training in areas of effective leadership, conflict resolution/mediation techniques, customer service. Training is scheduled to be completed mid March 2003.
- **Safety** – continue our relationship & contract for additional security services over & beyond regular routine services, with the local police department, reeducate the officers on resident concerns/issues & housing authority policies/procedures, completion of security cameras within the developments, continue utilizing the community policing concept, receipt of technical assistance PHDEP program to assess drug/crime issues.
- **Neighborhood appearance** - The addition/completion of Two-hundred (200) “new parking spaces” for the residents- November 1, 2002. Continue with reeducating resident & staff on the importance of curb appeal and maintain the higher MHA accountability standards set for property maintenance & management.

### **Goals & Objectives Progress Summary**

MHA continues to focus on the goals and objectives outlined in our Five-Year plan. We will also continue to explore possible development of a non-profit 501 © 3 entity.

The City of Moline, Illinois *continues to identify a significant need for more affordable housing resources in our community.* Meeting with a representative from the department of planning & development and the housing needs overview outlined in the City of Moline, Illinois - 2003 Action Plan Executive Summary states 50% of very low income renters pay one-half of their income for rent. The report further states,

In addition, almost 70 % of these same renters encounter problems with the quality of the housing. The City listed affordable housing standards as a priority need for the City of Moline.

The Authority in correlation with the City of Moline, Illinois's Consolidated Plan has assessed the housing needs of the City of Moline, Illinois and determined that it will continue to strive in meeting the housing needs of the community to the extent practical for a medium sized housing agency.

Moline Housing Authority's Annual plan is part of the entire efforts undertaken by the City of Moline, Illinois to address our jurisdictions affordable housing needs. At this time, MHA has no plans to demolish or replace our public housing stock, the authority will continue to rehab and modernize its current public housing stock.

**MHA's Annual Plan** is part of the entire efforts undertaken by the city of Moline, Illinois to address our jurisdictions affordable housing needs.

We cannot ourselves meet the *entire* needs identified, in accordance with our goals included in our original plan, we will continue to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock.

To assist with meeting the housing need, the MHA will continue to accomplish the mission ideals through the goals and objectives listed here.

- By promoting & proving decent, safe and affordable housing in our community.
- By ensuring equal opportunity housing for everyone.
- By improving quality of life in the community and economic vitality.
- By increasing resident participation through the resident advisory committee.
- By providing timely responses to resident's requests for maintenance issues.
- By prioritizing the capital funds pursuant the latest physical needs assessment of our housing stock to adequately determine all modernization and capital expenditures in adequately addressing the capital improvements.

- By renovating vacated apartments within 20 days and providing a housing need for eligible applicants.
- By staffing Public Housing Managers for each of our housing developments to expand the delivery of our services and how we do business.
- By continuing to enforce the “One Strike” Policy for our residents and the applicants.
- By continuing procedures that offer improving and/or maintaining our financial stability through aggressive rent collection methods and reserve position.
- To sharpen our organizational focus and prioritizing the authority’s responses in our ever-changing environment, MHA will schedule training for a strategic planning session with its authority employees & board of commissioners. This planning session will serve as a tool for our organization working toward the same goals.
- MHA will hire a grant writer & when appropriate and feasible, apply for additional grants and loans from federal, state, and local resources.
- Continue to collaborate with local partners, City of Moline, Illinois and community agencies to try and meet these identified needs.

The Moline Housing Authority has financial resources, which include: Public Housing Operating fund, Capital Fund dwelling rental income, non-dwelling rental income and Section 8 subsidy.

**In fiscal year 2002, MHA made real and substantial progress towards *implementing* the following goals:**

#### **Management Issues**

- January 2002, the Board of Commissioners of the Moline Housing Authority (MHA) approved the Agency’s 2002 Annual Plan. The plan was subsequently approved by the U.S. Department of Housing and Urban Development.
- Recognized by HUD for fiscal year 2002 as a “High Performer”.
- Budgeted & permitted RAB members/staff to attend applicable PHA, employee development, HUD and computer training.

- Continue to maintain full compliance with all applicable standards and regulations.
- Continue to promote a motivating work environment with capable and efficient employees.
- Provided training designed specifically for the Authority's Board of Commissioners.
- Aggressively instituting & encouraging the Section 3 regulation, by placing two (2) public housing residents in employment since January 2002.
- Signed a Cooperative Agreement for economic self- sufficiency/memorandum of agreement with the local TANF agency to coordinate administrative services to streamline efforts as to not duplicate available services.
- Continue to encourage & seek applicable computer training to HA staff making them knowledgeable of REAC's, PIC & HUD "new technology mission".
- Met reporting deadlines & submitted the required reporting data to applicable Service agencies. (REAC, PIC, Dept. of Labor)
- Continue to support the principle of QHWRA and stay mindful of the perils this law poses to our residents.

**Expansion of meeting the affordable housing demand**

- In collaboration with surrounding housing agencies, coordinated efforts to sponsor a Housing Choice Voucher Outreach to assist in increasing the availability of affordable & suitable housing.
- Collaborated our current plans with the City of Moline, Ill Consolidated Plan.

## Lease and Occupancy

- Updated ACOP to meet current regulations while adhering to all required postings for significant amendment/modifications to our current housing authority to our current housing authority, annual & 5 -Year plan. Revisions/changes were made available for public review & comment 45 from the date of the notice.
- Continue to maintain our real estate in decent condition, delivering timely and high quality maintenance service to the residents of MHA.
- Continue to maintain a 98% occupancy rate.
- Completed and received HUD approval on submission of the required MHA unit data collection to PIC information center.
- Continued with standards for the flat rate per the local Fair Market Rent (FMR) standards.

The current flat rent per bedroom size listed below:

- Efficiency \$ 200.00
- 1 Bdrm 277.00
- 2 Bdrm 342.00
- 3 Bdrm 442.00
- 4 Bdrm 480.00

## Marketability & Security Issues

- Achieved an adequate score level per RASS offering a follow- up plan to address survey weaknesses.
- Continue to train staff on maintaining the attitude “ Resident are our customers, always offering *responsive* customer service”.
- Continued with Police Contract with local police department to provide reimbursement for additional protective services over and beyond regular/routine baseline services.

- Continue working closely with the RAB members developing a memorandum of understanding, outlining a conflict resolution component, and a financial accountability overview.
- HA employee & RAB members will schedule to acquire 8-10 hours of peer/conflict mediation training.

### **Tenant Based Housing Issues**

- Continue to manage our Tenant Based Housing Choice Voucher program in an efficient and effective manner to qualify as at least a standard performer under SEMAP.
- Aggressively continue to reach & attract new landlords to participate in the Housing Choice voucher program.
- Maintain the 98% utilization rate.
- Apply for additional Housing Choice Vouchers per eligibility requirements & federal register notice.

### **Maintenance & Capital Funds Issues**

- MHA shall continue to maintain our real estate in decent condition, delivering timely and *high quality* maintenance service to the resident of MHA.
- Received a score of 93% for REAC inspection.
- Passed two (2) Corp of Engineer inspections with no findings.
- Adult & Child CPR, computer, UPCS, HQS, capital funds/contract administration, thirty-two hour maintenance, OSHA, monthly leadership for directors/supervisors/housing managers, customer service, positive changes and mold training.
- Continue with the effectiveness utilizing the outlined MHA maintenance plan.
- Achieved an adequate level of customer satisfaction received on the maintenance component of the resident satisfaction survey (RASS).



- Provided applicable, informative, ongoing trainings to enhance the level of knowledge for the maintenance personnel.
- Completed the engineering work and acquired the contract signature for the site improvements at Spring Brook & Spring Valley site improvements.
- Increased workplace efficiency through computerizing inventory system, close out of previous comprehensive grant programs years 1997-1999, added work carts for maintenance personnel, upgraded mowing, snow removal & maintenance equipment.
- Per resident & HUD recommendation, MHA completed the park area for the Spring Brook development adding colorful & safe playground equipment.
- Completed parking spaces increasing the parking availability for the residents.
- Per the resident's request, MHA completed address signs at the Spring Brook development.
- Installed five (5) security cameras at the Spring Brook development, installed new mailboxes, widening of development entrance, patios per the resident request at spring brook & spring valley, window sills, fascia, & siding, gutters, soffits and downspouts replaced.
- Submitted all required data quarterly & annual reports to HUD in a timely manner.
- Completed capital funds 5-year plan.

**Security Issues:**

- MHA was successfully awarded PHDEP technical assistance funds for fiscal year 2002 and a HUD consultant conducted an assessment, evaluation of the authorities security strengths & weaknesses. The hands on technical assistance along with the completed report provided the authority in developing effective strategies for addressing the security issues & concerns.
- The authority contracted with the local police department for additional security services over & beyond the regular & routine services.

- MHA continues to work closely with the law enforcement agencies in securing, analyzing crime data toward developing effective strategies in addressing crime.
- Installation of security cameras at spring brook & hillside developments.
- The authority completed the installation of address signs at the Spring brook development.

#### **Equal Opportunity Issues**

- MHA continues to operate in full compliance with all equal opportunity and fair housing laws and regulations.
- The authority has requested technical assistance fro the local HUD field office for training on the fair housing laws.

#### **Fiscal Responsibility Issue**

- MHA has remained fiscally sound and improved our financial stability through aggressive rent collections methods and reserve positon .
- MHA currently has no audit findings.

#### **Resident Advisory Boards & Resident Commissioner**

1. FY 1997 – Before the mandate, MHA embraced the concept of resident participation. We understood the residents involvement would present a unified opinion to the HA that is listened to by the commissioners as well as the residents. They assume a significant leadership role in programs, administration and strategic planning process at MHA.
2. Notice & information was given to the resident advisory board (RAB) about forming “Resident Councils. Our notice at that time offers encouragement & reminds the residents of 24 CFR-Part 964; resident involvement through the democratically elected resident councils concept. Our transmittal further discussed our concerns for increasing resident involvement and included the process for interested residents to become selected for the resident advisory board.

**Selection process for Resident Advisory Board (RAB)**

- a. HA/residents scheduled a meeting to discuss development of the advisory board.
- b. Residents nominated other interested residents to be resident advisory board members.
- c. Residents selected interested residents for the MHA Resident Advisory Board members.
- d. Selection for the RAB members completed & acknowledgements by the housing authority.
- e. RAB member's terms are for three years.

The Resident Advisory Board has been impetus for implementing policy changes. More specifically, RAB's meet with the housing authority staff through the development of any policy changes, revisions, development of capital fund budgets/projects, PHA Annual/Five year plan and attending regularly scheduled monthly meetings.

Through education & training offered by the housing authority & University of Chicago, the RAB leaders increased knowledge base has increased to serve the residents in a positive style. Members have gained knowledge to become the training ground for residents as well as serving as an effective community leadership bridge.

The housing authority staff receives, review, assess and consider the received comments. Further discussion with the RAB members allows discussion for received suggestions to determine if:

- 1. Received suggestions (s) affirmatively serve as a rule that would be fair to all residents.
- 2. Received suggestions (s) would, in any way, impose a violation of the law.
- 3. Considered suggestions are then presented to the Board of Commissioners for approval.

**Current RAB members names & developments are:**

- 1. Spring Brook – Katherine York, Lynn Reiwert
- 2. Spring Valley – Gloria Anderson
- 4. Hillside Heights – Nadine Gluck, Nikki Stewart
- 5. Housing Choice Voucher Program - vacant

**Per applicable Federal & State regulations, MHA is required to have a resident commissioner to serve on our governing Board of Commission.**

All Commissioners appointed to the Housing Authority Boards (State of Illinois) are regulated by the State. Therefore, to ensure that all the appointments of the MHA board is fair, consistent and within the applicable law, MHA adhered to the appointment process.

The City of Moline, Illinois, Mayor appointed a Section 8 participant to the Moline Housing Authority's Board of Commissioner's.

Name & term of the current MHA appointed Resident Board of Commissioner – Juanita Thomas. Length of term: **06/27/2000 – 08/01/2005.**

In a continuation of past efforts, MHA provides funding to support resident leadership development through the Resident Advisory Board.

**Resident & Public Comment/ Participation**

We have established the following process for meeting the regulations on resident and public participation. Additionally, MHA expects to have multiple meetings with the Resident Advisory Board, and other stakeholders during the public comment period.

- Meeting with the City of Moline-Department of Community Development.
- Meeting with Resident Advisory Board.
- Advertise to the public that a DRAFT for FY 2001 Annual Plan is available for review and give the scheduled hearing date for the public hearing of the final plan.
- Submit copies of the Draft plan to the RAB/Board of Commissioner members.
- Comments accepted from the Resident Advisory Board.
- Board of Commissioners hold the Public hearing & receive comment (s) taken on plan.
- Submit plan to the Board of Commissioners for approval of plan.
- Obtain the applicable signatures on certification forms.
- Submit plan Via Internet to the HUD office.

**Received resident comments:**

**MHA received one (1) comment from the resident advisory board and MHA staff provided the RAB with an adequate response.**

**The received comment:**

**This comment was received from Ms. Katherine York: Are we (the residents) stuck with all the things originally put in the capital funds program submitted in year 2000?**

**Moline Housing Authority's answer: No, pursuant HUD findings, HUD observations/recommendations, a recently conducted physical needs assessment on the authority's housing stock and finally meetings with the RAB, MHA is modifying the projects. These changes have not affected the account.**

**Significant Deviation**

Based on Moline Housing Authority's definition of significant deviations/modifications, the following modifications were made that deviated from the original five-year plan.

- a. Admissions & Continued Occupancy per applicable regulations
- b. Maintenance Charges Schedule & Excess Utility Fee Schedule
- c. Non-Citizen Rule Policy
- d. Public Housing Lease
- e. Public Housing Grievance Procedure
- f. Rent Collection, Park, & Parking Policy

These modifications meet the required posting/notice/comment public hearing process & were board approved. The changes further detail the steps necessary to achieve the authority's original plan & stated goals.

All the polices are on file at the housing authority office locations for reference & public review.

**Conclusion of Executive Summary**

During the planning year, we remain confident that with the new rule/ regulations, development of the plan, additional training and technical assistance from HUD, the MHA will strive to meet the challenge of the constant changing reformation of low-income housing.

MHA's aim remains supportive in supporting the principles of QHWRA staying mindful of the perils the law poses to the residents. Therefore, we will continue to focus on our efforts toward dramatically improving the quality of lives for residents while continuing the hard work of providing leadership to become a better landlord, neighbor and employer.

Specific plan elements for FY 2003 are described in more detail under Capital Fund Program Annual Statement & Action Plan.

This years submission, details the steps necessary to achieve the MHA plan's stated goals.

In summary, we will continue to stay on course to improve the condition of affordable housing in Moline, Illinois.

The Authority made essential strides towards implementing goals of the plan and MHA certifies that its plan remains consistent with the City's Consolidated Plan.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- XX FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- XXFY 2003 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan  
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Xx check here if included in the public housing A & O Policy	
XX	Schedule of flat rents offered at each public housing development XX check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies XX check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures XX check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures XX check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
XX	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed) 1. Conversion assessment summary

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	4	4	4	4	3	4	3
Income >30% but <=50% of AMI	4	4	4	4	3	4	3
Income >50% but <80% of AMI	3	3	3	3	3	3	3
	3	3	3	3	3	3	3
Families with Disabilities	3	3	3	3	3	3	3
Race/Ethnicity	3	3	3	3	3	3	3
Race/Ethnicity	Bosian c/ 4	4					
Race/Ethnicity	Hispani						

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
	c/ 4						
Race/Ethnicity	White 3 & All other househ olds 2						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s  
Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data  
Indicate year:

Other housing market study  
Indicate year:

Other sources: (list and indicate year of information) 1999 & 2000 MHA staff met with Community Development department, City of Moline, Illinois

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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/jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	76		
Extremely low income <=30% AMI	70		
Very low income (>30% but <=50% AMI)	5		
Low income (>50% but <80% AMI)	1		
Families with children	76		
Elderly families	14		
Families with Disabilities	14		

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity	White = 49		
Race/ethnicity	Black = 17		
Race/ethnicity	Hispanic = 10		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)		56 efficiencies	
1BR	21	9	
2 BR	41	12	
3 BR	21	8	
4 BR	2	1	
5 BR	MHA does not have 5 bdrm apts.		
5+ BR			
<p>Is the waiting list closed (select one)? XX <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

**XX 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/jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	331		
Extremely low income <=30% AMI	291		
Very low income (>30% but <=50% AMI)	38		
Low income (>50% but <80% AMI)	2		
Families with children	135		
Elderly families	42		
Families with Disabilities	42	23	
Race/ethnicity	White = 219	60	
Race/ethnicity	Black = 89	18	
Race/ethnicity	Hispanic 22	5	
Race/ethnicity	Asian = 1	0	



### Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)		56 efficiencies	
1BR	122	21	
2 BR	115	40	
3 BR	74	17	
4 BR	18	5	
5 BR	02 -	0	
5+ BR	02 Same as above		
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)? August 28, 2002 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, April –2003 fiscal year 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 in the case of a natural disaster.			

### C. Strategy for Addressing 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.

- We The Authority will attempt to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock.
- The authority conducted a more recent physical needs assessment.
- When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private resources to help add to the affordable housing available in our community.

- We intend to hire a grants writer/public relations person, work with our local partners, City of Moline, Project Now and the local banks to meet these identified needs.

This year we expect to receive over 2 million dollars for our existing public housing & capital funds programs. We will continue to use those resources to house people & modernize our properties/stock.

**(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

- XX Employ effective maintenance and management policies to minimize the number of public housing units off-line
- XX Reduce turnover time for vacated public housing units
- XX 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
- XX 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
- XX Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- XX 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

- XX Apply for additional section 8 units should they become available
- XX 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.
- XX Other: (list below)  
Working closely with community partners utilizing resources.

**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
- XX 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
- XX Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**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:

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	<b>1,104,000</b>	
b) Public Housing Capital Fund	<b>1,050,000</b>	
c) HOPE VI Revitalization	None	
d) HOPE VI Demolition	None	
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>930,000</b>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	None	
g) Resident Opportunity and Self-Sufficiency Grants	<b>None</b>	
h) Community Development Block Grant	<b>3,500</b>	<b>Youth &amp; Adult activities</b>
i) HOME	<b>None</b>	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>	<b>None</b>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	<b>895,000</b>	<b>Public Housing Operations</b>
<b>4. Other income</b> (list below)		
<b>Interest on investments</b>	<b>20,000</b>	<b>Operations</b>
<b>Vending/Laundry machines</b>	<b>30,000</b>	<b>Operations, resident programs</b>
<b>4. Non-federal sources</b> (list below)		
<b>Illinois Board of Education (Even Start program)</b>	<b>132,000</b>	<b>Preschool/supportive programming for youth &amp; adults</b>
<b>Total resources</b>	<b><u>4,164,500</u></b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

**XX Other: (describe) At the time of application per applicant's authorization MHA conducts landlord, criminal & credit check.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

**XX** Criminal or Drug-related activity

**XX** Rental history

Housekeeping

Other (describe)

c. **XX** Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. **XX** Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. **XX** Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)



**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- XX Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- XX PHA main administrative office
- XX PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- XX One
- Two
- Three or More

b. XX Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

XX Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- XX Emergencies
- XX Overhoused
- XX Underhoused
- XX Medical justification
- XX Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

**Moline Housing Authority developments meets the public housing developments exempt from deconcentration and income mixing requirements status:**

**Applicable reference data**

**1.Final Rule issued Friday – Dec. 22, 2000: Section II –Changes at the final rule stage-page 81214: Public housing developments exempt from deconcentration and income mixing requirements.**

**And**

**2.PIH Notice 2001-4 – Page 4 number 5: Developments not subject to deconcentration.**

**Identified exemption**

**Moline Housing Authority meets the following exemption:**

**Final rule- page 81214: Section II- Public housing developments exempt from deconcentration and income mixing requirements.**

- **Public housing developments operated by a PHA that operates only one general occupancy, family public housing development.**

a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. XX Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. XX Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. XX Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

XX Criminal or drug-related activity

XX Other (describe below) **past behavior, charges, late fees, evictions**

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

XX None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

XX Other (list below)

Spring Valley – 1150 - 41<sup>st</sup> Street- Suite A Moline, Illinois



**(3) Search Time**

a. XX Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**If actively looking or close to unit approval**

**(4) Admissions Preferences**

a. Income targeting

Yes XX No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes XX No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

**XX** **Date and time of application**

- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- XX** The Section 8 Administrative Plan
- XX** Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- XX** Through published notices

Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

XX The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

XX \$26-\$50

2. **XX** Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- a. when the family has lost eligibility or is waiting for an eligibility determination for a federal, state, or local assistance program.
- b. When the family would be evicted as a result of the imposition of the minimum rent requirements.
- c. When the income of the family has decreased because of changed circumstances, including loss of employment.
- d. When the family has an increase in expenses because of changed circumstances. Medical cost, childcare, transportation, education, or similar items.
- e. When the death has occurred in the immediate family. MHA has defined Immediate family = father, mother, brother, sister, child (ren).

c. Rents set at less than 30% than adjusted income

1. **XX** Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

**XX** For the earned income of a previously unemployed household member

**XX** For increases in earned income

**XX** Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

**\$50.00 minimum rent charge**

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- XX No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)  
95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option
- XX Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- XX Other (list below)

**Any time the family experiences a change in family composition**

g.  Yes XX No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- XX Other (list/describe below)  
The same process used as ceiling rents

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**MHA does not administer section 8 tenant based assistance..**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)**

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families



Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- XX**    **\$0**
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families</b>	<b>Expected</b>
---------------------	--------------------------	-----------------

	<b>Served at Year Beginning</b>	<b>Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - ACOP
  - Blood Borne Disease policy

- Capitalization policy
- Check Signing policy
- Criminal record management policy
- Disposition Policy
- Drug Free Workplace Police
- Equal Housing Workplace Opportunity Policy
- Ethics Policy
- Facilities Policy
- Funds Transfer Policy
- Grievance Procedure (public housing)
- Hazardous Materials Policy
- Investment Policy
- Maintenance Policy
- Procurement & Purchase Order Policy
- Copy of Moline Housing Authority Public Housing Lease
- Safety & Crime Prevention Plan
- Natural Disaster Policy
- Health Insurance Double Coverage Policy
- Contracting Procurement Officers
- Cell Phone Policy
- Maintenance Uniform Policy
- Fleet Vehicle Policy
- Credit Card Policy
- Inventory Stores Policy

- Personnel Policy
- Early Withdrawal of Pension Funds Policy
- Tenants Account Receivable for Vacated & Non Vacated Units Policy
- Resident Involvement Policy
- Crime Tracking System Policy
- Economic Uplift Policy
- Pest Control Policy
- Emergency on Call & Overtime Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- HAP Contract Lease
- Informal Review for Section 8

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

MHA is a high performing housing authority per directions we are not required to fill out this section.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes **XX No:** Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:



**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes **XX** No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**Please refer to the attachment titled voluntary conversion assessment**

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes **XX** **No:** Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

**XX** Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
--

1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes **XX No**: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description**

<b>(Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
	<input type="checkbox"/> HOPE I
	<input type="checkbox"/> 5(h)
	<input type="checkbox"/> Turnkey III
	<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program
	<input type="checkbox"/> Submitted, pending approval
	<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

## **B. Section 8 Tenant Based Assistance**

1.  Yes **XX No:** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

MHA currently has a High Performing designation status

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

Client referrals

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)



**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2000 Estimate)</b>	<b>Actual Number of Participants (As of: DD/MM/YY)</b>
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

## **MHA has a high performing designation status**

### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

attachment

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. XX Yes  No: Is the PHA required to have an audit conducted under section (h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. XX Yes  No: Was the most recent fiscal audit submitted to HUD?
3. Yes **XX** No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

MHA has a high performing designation status

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.XX Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

**XX Provided below: Resident Advisory Board Leader, Ms. Katherine York presented one comment.**

**Question: Are we (the residents) stuck with all the things originally put in the capital funds program submitted in Year 2000?**

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

**XX Other: (list below) MHA staff answered the received comment.**

**Moline Housing Authority answer: No, pursuant HUD findings, HUD observations/recommendations, a recently conducted physical needs assessment on the authority's housing stock and finally meetings with the RAB, MHA is modifying the projects. These changes were and shall be meeting the required significant modification postings/resident meetings/hearings and have not affected the accounts.**

**B. Description of Election process for Residents on the PHA Board**

1.  Yes **XX** No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes **XX** No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot

**XX** Other: (describe)

Candidates were recommended by the survey being sent to all residents giving notice of opening, description, qualifications, criteria for persons to meet, process notification. All interested persons were encouraged to respond.

Interested person (s) names responded back to the housing authority Executive Director.

Names were then given to the Mayor of the City of Moline, Illinois. The mayor made selection.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- XX Other (list)
- Any PH or section 8/HCV participant

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- XX Other (list)

The State of Illinois governs the process & selection for the appointment of commissioners to the local housing authority. This power of appointment rest with the presiding officer of the city, also known as the Mayor.

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- XX The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- XX The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- XX The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- XX Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- a. Providing support of financial assistance from the community development block grant program

- b. Working as partners to meet the needs for affordable housing.
- c. Continue to consult with Moline Housing Authority in the development of the PHA Annual Plan & consolidated plan.

### **C. Other Information Required by HUD**

**HUD states that housing authorities must define Substantial deviation and “significant amendment or Modification”.**

**MHA shall define this as any discretionary changes to the plan/and or policies of the MHA that fundamentally change the mission, goals, or objectives and or any plans of the Moline Housing Authority.**

Use this section to provide any additional information requested by HUD.

#### **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

- 1. Capital Funds Program Five-Year Plan - il020v01a**
- 2. Performance & Evaluation Reports as of 09/30/02 – il020v01a**



- 3. Certification of Voluntary Conversion Initial assessment il020v01b**
- 4. Summary of Pet Policy – attachment sent hard copy – il020v01c**
- 5. Civil Rights Certifications –attachment sent hard copy il020v01d**
- 6. Consolidated Plan Confirmation –attachment sent hard copy – il020v01e**
- 7. Drug- Free Workplace Certification form-attachment sent hard copy – il020v01f**
- 8. Disclosure of Lobbying Activities – attachment sent hard copy –il020v01g**
- 9. Certification of Payments to Influence Federal Transactions – attachment sent hard copy –il020v01h**
- 10. Copy of posted Significant Modification public comment/hearing notice – attachment sent hard copy-il020v01i**
- 11. Copy of 2003 – proposed draft & public hearing notice- il020v01j**

**CAPITAL FUND PROGRAM TABLES START HERE**

12-10-02

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: MOLINE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P02050103 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$100,000			
3	1408 Management Improvements	\$80,000			
4	1410 Administration	\$105,868			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$70,000			
10	1460 Dwelling Structures	\$515,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000			
12	1470 Nondwelling Structures	\$60,000			
13	1475 Nondwelling Equipment	\$77,817			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: MOLINE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: IL06P02050103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
------------------------------------	---	------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,058,685			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: MOLINE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06P02050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	\$100,000				
HA-Wide	Management Improvement	1408	LS	\$80,000				
HA-Wide	Administration	1410	LS	\$105,868				
HA-Wide	A/E Fees	1430	LS	\$40,000				
HA Wide	Concrete, Sidewalks, Patios, Landscapes	1450	LS	\$70,000				
IL-20-02A	Chimney	1460	LS	\$40,000				
HA Wide	Windows	1460	LS	\$475,000				
HA Wide	Appliances	1465. 1	LS	\$10,000				
HA-Wide	Building Accessories	1470	LS	\$10,000				
HA-Wide	Admin Bldg Remodeling	1470	LS	\$50,000				
HA-Wide	Vehicles, Tools, Equipment	1475	LS	\$77,817				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: MOLINE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: IL06P02050103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	3-30-05			9-30-06			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name MOLINE HOUSING AUTHORITY		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
HA-Wide		\$506,685	\$510,868	\$485,868	\$835,868
IL-20-01		\$552,000	\$317,817		
<b>IL-20-02A</b>			\$230,000	\$422,817	
IL-20-02B				\$150,000	\$222,817
CFP Funds Listed for 5-year planning		\$1,058,685	\$1,058,685	\$1,058,685	\$1,058,685
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :_2_ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _3_ FFY Grant: 2005 PHA FY: 2005		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	<i>HA-Wide</i>	<i>Operations</i>	\$100,000	<i>HA-Wide</i>	<i>Operations</i>	\$100,000
<b>Annual</b>	HA-Wide	<i>Mgt. Improvements</i>	\$80,000	HA-Wide	<i>Mgt. Improvements</i>	\$80,000
<b>Statement</b>	<i>HA-Wide</i>	Administration	\$105,868	<i>HA-Wide</i>	<i>Administration</i>	\$105,868
	HA-Wide	Fees/Costs	\$60,000	HA-Wide	Fees/Costs	\$60,000
	HA-Wide	Site Improvement	\$95,817	HA-Wide	Site Improvements	\$100,000
	HA-Wide	Appliances	\$20,000	HA-Wide	Appliances	\$20,000
	HA-Wide	Vehicles, Tools, Equip.	\$45,000	HA-Wide	Vehicles, Tools, Equip.	\$45,000
	IL-20-01	Boilers	\$552,000	IL-20-02A	Handicapped Units.	\$230,000
				IL-20-01	Sewer	\$317,817
Total CFP Estimated Cost			\$1,058,685			\$1,058,685

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year :_4_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: _5_ FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>HA-Wide</i>	<i>Operations</i>	\$100,000	<i>HA-Wide</i>	<i>Operations</i>	\$100,000
HA-Wide	<i>Mgt. Improvements</i>	\$80,000	HA-Wide	<i>Mgt. Improvements</i>	\$80,000
<i>HA-Wide</i>	Administration	\$105,868	<i>HA-Wide</i>	<i>Administration</i>	\$105,868
HA-Wide	Fees/Costs	\$60,000	HA-Wide	Fees/Costs	\$60,000
HA-Wide	Site Improvement	\$100,000	HA-Wide	Site Improvement	\$100,000
HA-Wide	Appliances	\$20,000	HA-Wide	Appliances	\$20,000
HA-Wide	Vehicles, Tools, Equip.	\$20,000	HA-Wide	Vehicles, Tools, Equip.	\$20,000
IL-20-02B	Handicapped Units.	\$150,000	HA-Wide	Bath Surrounds.	\$350,000
IL-20-02A	Community Bldg Roof	\$40,000	IL-20-02A	Site Lighting	\$222,817
IL-20-02A	Cabinets	\$382,817			



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Total CFP Estimated Cost	\$1,058,685			\$1,058,685
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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157  
 (exp. 3/31/2001)

HA Name <b>MOLINE HOUSING AUTHORITY</b>	Comprehensive Grant Number <b>IL06P02050100</b>	FFY of Grant Approval <b>2000</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	0.00	100,000.00	100,000.00	32,992.67
3	1408 Management Improvements	30,600.00	61,842.00	61,842.00	49,608.58
4	1410 Administration	69,472.00	140,658.00	140,658.00	62,475.73
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	75,000.00	75,000.00	36,397.04
8	1440 Site Acquisition				
9	1450 Site Improvement	662,800.00	422,340.00	422,340.00	419,717.75
10	1460 Dwelling Structures	218,000.00	25,660.00	25,660.00	18,885.00
11	1465.1 Dwelling Equipment--Non-expendable				
12	1470 Non-dwelling Structures	0.00	243,172.00	243,172.00	152,796.04
13	1475 Non-dwelling Equipment	20,000.00	17,000.00	17,000.00	17,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)	44,800.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>1,085,672.00</b>	<b>1,085,672.00</b>	<b>1,085,672.00</b>	<b>789,872.81</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director _____		Signature of Public Housing Director _____		Date(mm/dd/yyyy) _____	

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

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
pha wide	operations	1406		0.00	100,000.00	100,000.00	32,992.67	in process
	software addit & upgrades	1408		2,000.00	30,924.61	30,924.61	24,624.36	in process
	exec dir salary	1408		4,160.00	5,133.39	5,133.39	5,133.39	finished
	acct dept salary	1408		6,240.00	922.52	922.52	922.52	finished
	staff dev training	1408		14,000.00	24,861.48	24,861.48	18,928.31	in process
	admin assist salary	1408		4,200.00	0.00	0.00	0.00	n/a
	subtotal	1408		30,600.00	61,842.00	61,842.00	49,608.58	
	mod dir salary	1410		39,520.00	48,300.00	48,300.00	20,247.19	in process
	technical salary	1410		3,952.00	16,173.00	16,173.00	7,401.80	in process
	computer training	1410		0.00	4,827.00	4,827.00	4,827.00	finished
	ebc's	1410		18,000.00	28,863.00	28,863.00	11,488.42	in process

mod dept travel	1410	2,000.00	0.00	0.00	0.00	n/a
pubs & ads	1410	3,000.00	137.00	137.00	137.00	finished
telephone	1410	3,000.00	0.00	0.00	0.00	n/a
accounting salary	1410	0.00	16,058.00	16,058.00	6,313.19	in process

Signature of Executive Director & Date:

**X**

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

**X**

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

form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	exec dir salary	1410		0.00	5,500.00	5,500.00	3,530.73	in process
pha wide	admin asst salary	1410		0.00	20,800.00	20,800.00	8,530.40	in process
	subtotal	1410		69,472.00	140,658.00	140,658.00	62,475.73	
pha wide	a&e fees	1430		40,000.00	75,000.00	75,000.00	36,397.04	in process
pha wide	landscaping	1450		25,000.00	0.00	0.00	0.00	n/a
	sidewalk/curb repair & replace	1450		20,000.00	0.00	0.00	0.00	n/a
hillside	cont. parking area development	1450		250,550.00	0.00	0.00	0.00	n/a
spring brook	widen front entrance - 41st st.	1450		0.00	0.00	0.00	0.00	n/a
	replace ext light fixtures & wiring	1450		220,000.00	0.00	0.00	0.00	n/a
spring valley	resurface south drive	1450		0.00	0.00	0.00	0.00	n/a
hillside	replace dumpster enclosures	1450		0.00	0.00	0.00	0.00	n/a

	tub & shower renovations	1450	15,000.00	0.00	0.00	0.00	n/a
spring valley	tub & shower renovations	1450	20,000.00	0.00	0.00	0.00	n/a
sb & hillside	raincaps, gutters & soffits	1450	91,000.00	0.00	0.00	0.00	n/a
pha wide	needs assesment & utility study	1450	21,250.00	21,250.00	21,250.00	21,250.00	finished
<b>X</b>			<b>X</b>				

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

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ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Developmen t Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
sb & sv	centennial site project	1450		0.00	396,750.00	396,750.00	394,127.75	in process
	install 4 perm. Bulletin boards	1450		0.00	4,340.00	4,340.00	4,340.00	finished
	subtotal	1450		662,800.00	422,340.00	422,340.00	419,717.75	
spring brook	replace exterior siding	1460		50,000.00	0.00	0.00	0.00	in process
hillside	enclose 1st floor fire esc stairs	1460		40,000.00	10,305.00	10,305.00	10,305.00	finished
sb & sv	gutter systems	1460		0.00	2,280.00	2,280.00	2,280.00	finished
spring brook	window replacement	1460		0.00	5,640.00	5,640.00	0.00	in process
spring valley	patio apt 108	1460		0.00	6,300.00	6,300.00	6,300.00	finished
spring brook	replace & repair entry roofs	1460		0.00	1,135.00	1,135.00	0.00	in process
spring valley	replace kit & bath faucets	1460		37,000.00	0.00	0.00	0.00	n/a
hillside	replace window sills (as needed)	1460		10,000.00	0.00	0.00	0.00	n/a
spring valley	replace kitchen & bath faucets	1460		51,000.00	0.00	0.00	0.00	n/a

spring valley	dwelling structure improvement	1460	30,000.00	0.00	0.00	0.00	n/a
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Signature of Executive Director & Date:

**X**

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

**X**

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

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form HUD-52837 (10/96)

ref Handbook 7485.3



Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	subtotal	1460		218,000.00	25,660.00	25,660.00	18,885.00	in process
pha wide	new maint bldg	1470		0.00	242,720.00	242,720.00	152,344.04	in process
	floor tile for new maint. Bldg	1470		0.00	452.00	452.00	452.00	finished
	subtotal	1470		0.00	243,172.00	243,172.00	152,796.04	
	office furn & equip replacement	1475		16,000.00	13,001.00	13,001.00	13,001.00	finished
	maint equip replacement	1475		4,000.00	3,812.93	3,812.93	3,812.93	finished
hillside	paint handrail	1475		0.00	186.07	186.07	186.07	finished
	subtotal	1475		20,000.00	17,000.00	17,000.00	17,000.00	finished
	contingency	1502		44,800.00	0.00	0.00	0.00	n/a
	grand total			1,085,672.00	#####	#####	789,872.81	

Signature of Executive Director & Date: <b>X</b>	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: <b>X</b>

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

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form HUD-52837 (10/96)  
 ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (exp7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
all projects	9/14/02		9/14/02	9/30/03		9/30/03	

Signature of Executive Director & Date: <b>X</b>	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: <b>X</b>

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

Page \_\_\_ of \_\_\_

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157  
 (exp. 3/31/2001)

HA Name <b>MOLINE HOUSING AUTHORITY</b>	Comprehensive Grant Number IL06P02050101	FFY of Grant Approval 2001
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\_\_\_ Original Annual Statement \_\_\_ Reserve for Disasters/Emergencies \_\_\_X\_\_\_ Revised Annual Statement/Revision Number \_\_\_  
 \_\_\_ Performance and Evaluation Report for Program Year Ending \_\_\_ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	0.00	100,000.00	0.00	0.00
3	1408 Management Improvements	48,224.00	80,000.00	0.00	0.00
4	1410 Administration	71,562.00	145,563.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	60,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	323,601.00	200,000.00	395.00	395.00
10	1460 Dwelling Structures	508,000.00	451,879.00	10,050.00	10,050.00
11	1465.1 Dwelling Equipment--Non-expendable	0.00	10,000.00	0.00	0.00
12	1470 Non-dwelling Structures	40,000.00	42,945.00	4,000.00	4,000.00
13	1475 Non-dwelling Equipment	13,000.00	20,000.00	19,574.97	17,942.90
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)	81,000.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>1,110,387.00</b>	<b>1,110,387.00</b>	<b>34,019.97</b>	<b>32,387.90</b>
21	Amount of line 20 Related to LBP Activities				

22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date(mm/dd/yyyy)	Signature of Public Housing Director		Date(mm/dd/yyyy)

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

Page \_\_\_\_ of \_\_\_\_

Previous edition is obsolete

form HUD-52837 (9/98)

2 To be completed for the Performance and Evaluation Report.

ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
pha wide	operations	1406		0.00	100,000.00	0.00	0.00	n/a
pha wide	software addit & upgrades	1408		17,889.00	50,000.00	0.00	0.00	n/a
	staff dev training	1408		0.00	30,000.00	0.00	0.00	n/a
	exec dir salary	1408		9,192.00	0.00	0.00	0.00	n/a
	accounting dept salary	1408		3,343.00	0.00	0.00	0.00	n/a
	special projects salary	1408		3,800.00	0.00	0.00	0.00	n/a
	staff development training	1408		14,000.00	0.00	0.00	0.00	n/a
	subtotal	1408		48,224.00	80,000.00	0.00	0.00	
pha wide	mod dir salary	1410		39,836.00	48,300.00	0.00	0.00	n/a
	technical salary	1410		4,426.00	21,000.00	0.00	0.00	n/a
	ebc's	1410		1,300.00	28,863.00	0.00	0.00	n/a

	accounting salary	1410	0.00	16,800.00	0.00	0.00	n/a
pha wide	exec dir salary	1410	0.00	9,800.00	0.00	0.00	n/a
pha wide	admin asst salary	1410	0.00	20,800.00	0.00	0.00	n/a
	mod dept travel	1410	20,000.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:

**X**

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

**X**

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	pubs & ads	1410		3,000.00	0.00	0.00	0.00	n/a
	telephone	1410		3,000.00	0.00	0.00	0.00	n/a
	subtotal	1410		71,562.00	145,563.00	0.00	0.00	
pha wide	a&e fees	1430		25,000.00	60,000.00	0.00	0.00	n/a
sb & sv	mudjacking	1450		0.00	395.00	395.00	395.00	finished
springbrook	parking lot at sb	1450		220,000.00	199,605.00	0.00	0.00	n/a
	replace area fencing	1450		30,000.00	0.00	0.00	0.00	n/a
	expand service drive (court 5 s)	1450		35,000.00	0.00	0.00	0.00	n/a
spring valley	expand service drive (east end)	1450		23,601.00	0.00	0.00	0.00	n/a
pha wide	landscaping	1450		15,000.00	0.00	0.00	0.00	n/a
	subtotal	1450		323,601.00	200,000.00	395.00	395.00	
hillside	hillside renovation	1460		0.00	225,000.00	10,050.00	10,050.00	in process

	refinish kitchen cabinets	1460	150,000.00	0.00	0.00	0.00	n/a
	replace wood paneling	1460	24,000.00	0.00	0.00	0.00	n/a
spring brook	windows	1460	0.00	131,312.00	0.00	0.00	n/a
	install rain caps on gutters	1460	34,000.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:

**X**

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

**X**

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
spring valley	refinish kitchen cabinets	1460		200,000.00	0.00	0.00	0.00	n/a
	replace gutters/install raincaps	1460		50,000.00	0.00	0.00	0.00	n/a
	replace wood siding (as req)	1460		50,000.00	0.00	0.00	0.00	n/a
pha wide	maintenance bldg	1460		0.00	95,567.00	0.00	0.00	n/a
	subtotal	1460		508,000.00	451,879.00	10,050.00	10,050.00	
pha wide	refrigerators and stoves	1465.1		0.00	10,000.00	0.00	0.00	n/a
pha wide	community bldg	1470		0.00	38,945.00	0.00	0.00	n/a
	blinds - pam van	1470		0.00	4,000.00	4,000.00	4,000.00	finished
hillside	1st floor renovations	1470		40,000.00	0.00	0.00	0.00	n/a
	subtotal	1470		40,000.00	42,945.00	4,000.00	4,000.00	
pha wide	office furn & equip replacement	1475		4,000.00	0.00	0.00	0.00	n/a

maint equip replacement	1475	4,000.00	0.00	0.00	0.00	n/a
maint utility vehicle	1475	5,000.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:

**X**

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

**X**

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

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Page \_\_\_ of \_\_\_

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ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	lawn mowers	1475		0.00	16,778.97	16,778.97	16,778.97	finished
	other equipment	1475		0.00	425.03	0.00	0.00	n/a
	ornamental handrail	1475		0.00	1,349.20	1,349.20	1,163.93	in process
	litter recepticles	1475		0.00	1,446.80	1,446.80	0.00	in process
	subtotal	1475		13,000.00	20,000.00	19,574.97	17,942.90	
	contingency	1502		81,000.00	0.00	0.00	0.00	n/a
	grand total			1,110,387.00	#####	34,019.97	32,387.90	

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Signature of Executive Director & Date:

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

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

**U.S. Department of Housing**

OMB Approval No. 2577-0157 (exp7/31/98)

**and Urban Development**

Office of Public and Indian Housing

Development Number/Name	All Funds Obligated (Quarter Ending Date)						Reasons for Revised Target Dates
				All Funds Expended (Quarter Ending Date)			
HA-Wide Activities	Original	Revised <sub>1</sub>	Actual <sub>2</sub>	Original	Revised <sub>1</sub>	Actual <sub>2</sub>	
all projects	9/30/03			9/30/04			

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Signature of Executive Director & Date:

**X**

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

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Page \_\_\_ of \_\_\_

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157  
 (exp. 3/31/2001)

HA Name <b>MOLINE HOUSING AUTHORITY</b>	Number IL06P02050102	Comprehensive Grant FFY of Grant Approval 2002
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	100,000.00	0.00	0.00	0.00
3	1408 Management Improvements	80,000.00	0.00	0.00	0.00
4	1410 Administration	105,868.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000.00	0.00	3,445.00	0.00
10	1460 Dwelling Structures	490,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment--Non-expendable	10,000.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	25,000.00	0.00	8,166.88	0.00
13	1475 Non-dwelling Equipment	92,817.00	0.00	1,349.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)	40,000.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>1,058,685.00</b>	<b>0.00</b>	<b>12,960.88</b>	<b>0.00</b>



21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date(mm/dd/yyyy)	Signature of Public Housing Director		Date(mm/dd/yyyy)

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

**U.S. Department of Housing and Urban Development**  
 Office of Public and Indian Housing  
 OMB Approval No. 2577-0157 (exp7/31/98)

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 <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Pha wide	operations	1406		100,000.00	0.00	0.00	0.00	n/a
Pha wide	software addit & upgrades	1408		35,000.00	0.00	0.00	0.00	n/a
	staff dev training	1408		10,000.00	0.00	0.00	0.00	n/a
	exec dir salary	1408		5,600.00	0.00	0.00	0.00	n/a
	accounting dept salary	1408		9,400.00	0.00	0.00	0.00	n/a
	special projects salary	1408		10,000.00	0.00	0.00	0.00	n/a
	staff development training	1408		10,000.00	0.00	0.00	0.00	n/a

	subtotal	1408	80,000.00	0.00	0.00	0.00	
Pha wide	mod dir salary	1410	45,000.00	0.00	0.00	0.00	n/a
	technical salary	1410	20,000.00	0.00	0.00	0.00	n/a
	ebc's	1410	28,868.00	0.00	0.00	0.00	n/a
	accounting salary	1410	4,000.00	0.00	0.00	0.00	n/a
	exec dir salary	1410	4,000.00	0.00	0.00	0.00	n/a
	admin asst salary	1410	4,000.00	0.00	0.00	0.00	n/a
	mod dept travel	1410	0.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:

**X**

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

**X**

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
pha wide	pubs & ads	1410		0.00	0.00	0.00	0.00	n/a
	telephone	1410		0.00	0.00	0.00	0.00	n/a
	subtotal	1410		105,868.00	0.00	0.00	0.00	
pha wide	a&e fees	1430		60,000.00	0.00	0.00	0.00	n/a
pha wide	landscaping & cement work	1450		31,555.00	0.00	0.00	0.00	n/a
spring brook	park pavilion	1450		20,000.00	0.00	0.00	0.00	n/a
pha wide	tree removal	1450		2,550.00	0.00	2,550.00	0.00	n/a
spring brook	new fence	1450		895.00	0.00	895.00	0.00	n/a
	subtotal	1450		55,000.00	0.00	3,445.00	0.00	n/a
pha wide	windows	1460		490,000.00	0.00	0.00	0.00	n/a
pha wide	appliances	1465.1		10,000.00	0.00	0.00	0.00	n/a

pha wide	security cameras	1470	15,000.00	0.00	8,166.88	0.00	n/a
pha wide	building accessories	1470	10,000.00	0.00	0.00	0.00	n/a
	subtotal	1470	25,000.00	0.00	8,166.88	0.00	n/a
pha wide	vehicles, tools, equipment	1475	72,817.00	0.00	0.00	0.00	n/a

Signature of Executive Director & Date:  
**X**

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:  
**X**

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form HUD-52837 (10/96)

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp7/31/98)

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 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	telephone & cable	1475		20,000.00	0.00	1,349.00	0.00	in process
	subtotal	1475		92,817.00	0.00	1,349.00	0.00	
	contingency	1502		40,000.00	0.00	0.00	0.00	n/a

grand total		1,058,685.00	0.00	12,960.88	0.00
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Signature of Executive Director & Date:

**X**

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

**X**

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

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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577-0157 (exp7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised <sup>1</sup>	Actual <sub>2</sub>	Original	Revised <sup>1</sup>	Actual <sub>2</sub>	
all projects	9/30/04			9/30/05			

Signature of Executive Director & Date: <b>X</b>	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: <b>X</b>

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

Page \_\_\_ of \_\_\_

## Attachment il020v01b

### Moline Housing Authority

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4141 11th Avenue A  
Moline, IL 61265

Telephone 309-764-1819

Fax: 309-764-2120

## CERTIFICATION

### VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS

The Moline Housing Authority hereby certifies that it has:

1. Reviewed public housing development IL02-01 Spring brook Court operation as public housing;
2. Considered the implications of converting development IL02-01 to tenant based assistance; and
3. Concluded that conversion of development IL02-01 from public housing to tenant based assistance is not economically viable at this time based on an analysis performed, which presented that the cost of public housing is less than the current Section 8 payment standard, and that the conversion would adversely affect the availability of affordable housing in the community.

Teresa Meegan

Teresa Meegan  
Executive Director

8/29/2001

Date



## **18.0 Pet Policy**

Per the requirements of 24 CFR Part 5.35 and 24 CFR Part 960, “a resident of a dwelling unit in public housing may own one (1) or more common household pets or have one (1) or more common household pets present in the dwelling unit of such resident, subject to the reasonable requirements of the public housing agency, if the resident maintains each pet responsibly and in accordance with applicable state and local public health, animal control and animal anti-cruelty laws and regulations and with the following policies”.

### **18.1 Application for Pet Permit**

Prior to housing any pet on the premises, the resident shall apply to MHA for a pet permit which shall be accompanied by the following:

- A. A current license issued by the appropriate authority, if applicable; and
- B. Evidence that the pet has been spayed or neutered, as applicable; and
- C. Evidence that the pet has received current rabies and distemper inoculations or boosters, as applicable, and
- D. Evidence of payment of a \$100 refundable pet deposit for each dog or cat. Pet deposits are not required for birds, fish aquariums, hamsters, guinea pigs and gerbils. This refundable pet deposit must be paid in addition to MHA’s standard security deposit; and
- E. Current picture of dog or cat, taken by MHA; and
- F. Residents must identify an alternate custodian for pets in the event of resident illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the Housing Authority issuing a pet registration permit and must be kept current. Custodian must state in writing to MHA that they are willing to be the pet caregiver. MHA must have custodian’s name, address and phone number.

### **18.2 Pet Rules**

All residents with pets permitted to be kept under this policy shall comply with the following rules:

- A. Permitted pets are domesticated dogs, cats, birds in cages, fish aquariums, hamsters, guinea pigs and gerbils. All other animals not listed are specifically excluded.
- B. Birds, hamsters, guinea pigs, and gerbils are considered caged animals and must be kept in a cage.
- C. The weight of the dog or cat may not exceed thirty (30) pounds (adult size) and the height of the dog or cat may not exceed fifteen inches at the shoulder (adult size).
- D. A maximum total of two pets are allowed; however combinations of two dogs, two cats or a dog and a cat are not allowed. Examples of acceptable combinations include, but are not limited to: two caged animals, two aquariums, one caged animal and one aquarium, one caged animal and a dog, one caged animal and a cat, one aquarium and a dog, and one aquarium and a cat.
- E. Dogs and cats must be licensed yearly with the City and residents must show proof of annual rabies and distemper booster inoculations required by state and local law.
- F. Vicious and/or intimidating dogs will not be allowed, including, but not limited to such breeds as Dobermans, German Shepherds, Chows, Pit Bulls, Rotweilers, etc
- G. All dogs and cats must be spayed or neutered, as applicable.
- H. Dogs and cats shall remain inside the resident's unit. No animal shall be permitted to be loose in hallways, lobby areas, laundromats, community rooms, yards or other common areas of the facility.
- I. When taken outside the unit, dogs and cats must be kept on a leash, controlled by an adult.
- J. Birds, hamsters, guinea pigs and gerbils must be confined to a cage at all times. Fish must be confined to an aquarium not to exceed 25 gallons in size.
- K. Residents shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.
- L. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
- M. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and then placed in a refuse container outside the building.
- N. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

- O. If pets are left unattended for a period of twenty-four (24) hours or more, MHA may enter the dwelling unit, remove the pet and transfer it to the designated custodian or if unavailable, to the proper authorities, subject to the provision of state law and pertinent local ordinances. MHA accepts no responsibility for the animal under such circumstances.
- Q. Residents shall not alter their unit, patio or grounds area in order to create an enclosure for any pet.
- R. Residents are responsible for all damages caused by their pets, including the cost of cleaning of carpets and/or fumigation of units.
- S. Residents are prohibited from feeding or harboring stray animals. The feeding of any stray animals shall constitute having a pet without written permission of MHA.
- T. At recertifications, residents must identify an alternate custodian for pets in the event of resident illness or other absence from the dwelling unit. The identification of an alternate custodian must occur prior to MHA issuing a pet registration permit and then must be kept current.
- U. Visitors are not allowed to bring pets and the residents shall not engage in “pet-sitting”.
- V. No animals shall be tied up on the outside or left unattended. No doghouses, animal runs, etc., will be permitted.
- W. These rules may be amended from time to time, as necessary, by MHA and such amendments shall be binding on the residents upon notice thereof.
- X. Exception: The above rules may be waived in the case of an animal required by Doctor’s written authorization to aid in the care of a visually, hearing or other impaired handicapped resident. Proper certification will be required if the animal is indeed properly trained to serve in this capacity.

### 18.3 Violations of Pet Rules

Residents who violate these rules are subject to:

- A. Being required to get rid of the pet within 14 days of written notice by MHA; and/or
- B. Eviction.

### 18.4 Nuisance or Threat to Health or Safety

The privilege of maintaining a pet in a facility owned and/or operated by MHA shall be subject to the rules set forth above. This privilege may be revoked at any time, subject to MHA’s Hearing Procedures, if the animal should become destructive, create a nuisance, represent a threat to the safety, health and security of other residents, or create a problem in the area of cleanliness and sanitation.

## 18.5 Removal of Pet/Termination of Lease

A breach of any of the foregoing rules constitutes a breach of the resident's lease and can result in not only in the revocation of the privilege of keeping a pet, but may result in any of the sanctions set forth in the resident's lease for breach thereof, including forfeiture of further leasehold rights and termination of the lease. Further, the resident is subject to the Animal Control Act, Section 351 et. seq. of Chapter 8 of the Illinois Revised Statutes and the Moline Code Of Ordinances Chapter 7, "Animals and Fowls". The election of a remedy by MHA for a resident's breach of the forgoing rules is not exclusive and MHA may thereafter pursue any of the various remedies set forth in the lease as MHA may, in its discretion, decide.

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