

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 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: Madison County Housing Authority

PHA Number: IL015

PHA Fiscal Year Beginning: 01/2004

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
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
Madison County Community Development

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)

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)

Promote, through a cooperative relationship with residents, safe, decent and sanitary affordable housing to enhance the quality of life for all residents and create innovative programs that will foster economic independence.

In order to achieve this mission, we will:

- * Provide excellent and positive professional management, services, and communications.
- * Develop and maintain a mutual respect and partnership with residents.
- * Encourage and maintain community concern and involvement.
- * Hire, develop, and retain well-trained, efficient employees.
- * Require innovation and accountability in the utilization of all Madison County Housing Authority resources.

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.

- PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers: If they become available
- Reduce public housing vacancies: by 30% over 5 years
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

Work with other agencies and developers to expand housing using allotment of project based certificates

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) achieve high performer status by December, 2004
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: work with resident groups to improve living conditions, reduce turnovers
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- 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)

The Authority employs sub-jurisdictional waiting lists. Applicants may apply for housing on all lists.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: Attract police officers to live in developments, install security cameras, lighting, remove physical barriers, install security screens, set up neighborhood watch programs through resident councils.
 - 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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families: increase by 30% by December, 2004
 - Provide or attract supportive services to improve assistance recipients' employability:
 - 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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: The Authority shall mix its public housing development populations as much as possible with respect to race, color, religion national origin, sex, familial status, and disability.

- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The Authority will work with local agencies representing persons with all types of disabilities to assist them in obtaining affordable housing.
- Other: All MCHA staff has been trained in areas of fair housing and equal opportunity and cultural diversity

Other PHA Goals and Objectives: (list below)

Goal: Manage the Madison County Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. The Madison County Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2004.
2. The Madison County Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
3. The Madison County Housing Authority shall implement its asset management plan no later than December 31, 2002.

SECURITY ISSUES

Goals: Provide a safe and secure environment in the Madison County Housing Authority's public housing developments.

Improve resident and community perception of safety and security in the Madison County Housing Authority's public housing developments.

Objectives:

1. The Madison County Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The Madison County Housing Authority shall reduce its evictions due to violations of criminal laws by 20% by December 31, 2004, through aggressive screening procedures.
3. Madison County Housing Authority shall install security cameras, upgrade security lighting, install security screens and security screen doors as a measure in seeking to prevent or reduce the incidence of violence in public housing and similar environments

TENANT-BASED HOUSING ISSUES

Goal: Expand the range and quality of housing choices available to participants in the Madison County Housing Authority's tenant-based assistance program.

Objectives:

1. The Madison County Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by December 31, 2004.
2. The Madison County Housing Authority shall achieve and sustain a utilization rate of 96% by December 31, 2004, in its tenant-based program.
3. The Madison County Housing Authority shall attract 75 new landlords who want to participate in the program by December 31, 2004.

EXPANSION OF THE STOCK ISSUES

Goals: Adapt the Madison County Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Objectives

1. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for this target group.
2. The Madison County Housing Authority shall develop, or assist other agencies and/or partners in the development of, 50 units of housing for people with special needs by December 31, 2004.
3. The Madison County Housing Authority shall assist 10 families move from renting to homeownership by December 31, 2004.

MARKETABILITY ISSUES

Goals: Enhance the marketability of the Madison County Housing Authority's public housing units.

Make public housing the affordable housing of choice for the very low-income residents of our community.

Objectives

1. The Madison County Housing Authority shall convert 10 efficiency units to one-bedroom units by December 31, 2004, in order to increase the marketability of our public housing units.
2. The Madison County Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
3. The Madison County Housing Authority shall remove all graffiti within 24 hours of discovering it by December 31, 2001.
4. The Madison County Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.

5. The Madison County Housing Authority shall become a more customer-oriented organization.

MAINTENANCE ISSUES

Goals: Maintain the Madison County Housing Authority's real estate in a decent condition.

Deliver timely and high quality maintenance service to the residents of the Madison County Housing Authority.

Possible Objectives

1. The Madison County Housing Authority shall have all of its units in compliance with the Madison County Housing Code by December 31, 2004.
2. The Madison County Housing Authority shall re-evaluate its existing preventative maintenance plan by December 31, 2000.
3. The Madison County Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2004.
4. The Madison County Housing Authority shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2002.
5. The Madison County Housing Authority shall achieve and maintain an average response time of 3 days in responding to routine work orders by December 31, 2002.

EQUAL OPPORTUNITY ISSUES

Goals: Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.

Operate the Madison County Housing Authority in full compliance with all Equal Opportunity laws and regulations.

The Madison County Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives

1. The Madison County Housing Authority shall mix its public housing development populations as much as possible ethnically, racially and income wise as much as possible.
2. The Madison County Housing Authority shall work toward achieving its Section 3 goals that it establishes annually.

FISCAL RESPONSIBILITY ISSUES

Goals: Ensure full compliance with all applicable standards and regulations including generally accepted accounting practices.

Reduce dependency on federal funding.

Objectives

1. The Madison County Housing Authority shall operate so that income exceeds ordinary operating expenses every year. Success of this objective is dependent on the level of funding approved from HUD.
2. The Madison County Housing Authority shall implement an effective anti-fraud program by December 31, 2000.
3. The Madison County Housing Authority shall maintain its operating reserves at no less than 80% of current level between now and December 31, 2004. Success of this objective is dependent on the level of funding approved from HUD.

PUBLIC IMAGE ISSUES

Goals: Enhance the image of public housing in our community.

Objectives

1. The Madison County Housing Authority's leadership shall speak to at least 25 civic, religious, or fraternal groups a year between now and December 31, 2004, to explain how important they are to the community.
2. The Madison County Housing Authority shall ensure that there are at least 6 positive stories a year in the local media about the Housing Authority or one of its residents.

3. The Madison County Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2001.

SUPPORTIVE SERVICE ISSUES

Goals; Improve access of public housing residents to services that support economic opportunity and quality of life.

Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives

1. The Madison County Housing Authority will implement 4 new partnerships in order to enhance services to our residents by December 31, 2004.
2. The Madison County Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 60% of the time by December 31, 2004.
3. The Madison County Housing Authority shall ensure that at least 4 supportive service opportunities are present for every public housing resident by December 31, 2004.
4. The Madison County Housing Authority shall have effective, fully functioning resident organizations in every public housing development and for the tenant-based program by December 31, 2004.
5. The Madison County Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals, and objectives by December 31, 2002.
6. The Madison County Housing Authority shall assist 25 families voluntarily move from assisted to unassisted housing by December 31, 2004.

Annual PHA Plan
PHA Fiscal Year 2003
[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.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

MCHA is currently awaiting HUD approval on one demolition packages submitted to the Chicago Field Office:

1. IL 06P015-03 Joseph Grenzer Homes submitted on March 25, 2003-We are undertaking a Mixed Finance Project to redevelop Joseph Grenzer Homes. The project is in its final stages of predevelopment and development agreement approval.

Demolition and/or disposition packages for IL06P015-04 Curran Homes and IL06P015-08 Sullivan Homes will be submitted late 2003-early 2004.

Our goal is to redevelop both Curran Homes and Sullivan Homes through a mixed finance project similar to what we have accomplished at Joseph Grenzer Homes.

We are currently in the Strategic Planning stage for the Curran Homes site.

We have adopted the following local preferences:

Displaced Preference: Displaced person(s): Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

Working Preference: Applicants whose head or spouse is employed. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.

Residency Preference: Applicants who reside or work in the jurisdiction of Madison County Housing Authority.

Elderly Preference: Applicants who are Elderly (62 or over), Handicapped or Disabled for Elderly Public Housing Projects.

Veteran Preference: Veterans who have served in the Armed Forces of the USA and were discharged or released under conditions other than dishonorable. **Serviceman:** A person presently serving in the Armed Forces of the USA. **Dependent:** A family member who is deriving direct benefits from a veteran because of his/her veteran status.

We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.

We have implemented a deconcentration policy.

Applicants will be selected from the waiting list by preference and in order of the date and time they applied.

We have established a minimum rent of \$1.

We have established flat rents for all of our developments.

In an attempt to encourage work and advancement in the workplace, we are not requiring interim re-certifications if a resident has an increase in income. The increase will be reported at the next regular re-certification.

We are going to utilize 100% of the published FMR's as our payment standard for the Section 8 Program.

We are proposing the following changes to the Section 8 Administrative Plan for 2004 as follows:

1. We added Homeownership Program Plan Section XXXV.
2. Section 8 Preference changes are as follows:
 - 30 points: Applicants who have documentation that they are displaced because of Government Action. This can be State or Local Government for urban renewal or the Federal Government for a formally recognized Natural Disaster.
 - 10 points: Applicants who reside or work in the area under the jurisdiction of Madison County Housing Authority.
 - 8 points: Applicants who are Verteran, Serviceman or a dependent of a Veteran receiving direct benefits (DD214)

Madison County Housing Authority will delete the following preferences:

1. Homeless
2. Applicants who pay over 50% of their income towards their rent.
3. Applicants assigned points for each year their on the waiting list.

Beginning in October 2003, the Madison County Housing Authority's Board of Commissioners approved the implementation of a Quality Control Department within our agency. The purpose of this department is to develop a method for Madison County Housing Authority to evaluate and regulate all departments within our organization. Since its inception, we have focused our efforts on the review of the Section 8 Certificate and Voucher Program and Public Housing activities; mainly focusing on the monitoring of physical inspections and Housing Quality Standards and ensuring the contents of client and resident files are complete and accurate in accordance with the regulations.

We are beginning with the creation of a Quality Assurance Program to address obvious deficiencies within our organization. This program will allow a Quality Control Coordinator to provide critiques, reports, and recommendations to address our deficiencies, while working toward developing methods and controls to eliminate future errors.

The development of this department to its fullest potential will take both time and administrative training. Our ultimate goal is to accomplish quality control procedures and staff that have the capabilities and resources to evaluate and regulate all areas within our Public Housing agency.

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 see above
- FY 2004 Capital Fund Program Annual Statement, included in plan
- 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
- FY 2003 Capital Fund Program 5 Year Action Plan, included in 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)

Deconcentration Policy ,Attachment A, page 69

List of Advisory Board Members ,Attachment B, page 70

Definition of Substantial Deviation and Significant Amendment or Modification ,Attachment C, page 71

Community Service Policy, Attachment D, page 72

Resident Commissioner Information, Attachment E, page 76

Capital Fund Program Performance and Evaluation Reports, Attachment F, page 77

Section 8 HQS Inspections Standards, Attachment G, page 78

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair 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.	5 Year and Annual Plans
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
X	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs Attachment
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs Attachment
X	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 Attachment
	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
X	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	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	<ul style="list-style-type: none"> • Blood Borne Disease Policy • Capitalization Policy • Check Signing Policy • Community Space Policy • Criminal Records Management Policy • Disposition Policy • Drug Free Policy • Equal Housing Opportunity Policy • Ethics Policy • Fund Transfer Policy • Hazardous Materials Policy • Investment Policy • Maintenance Policy • Natural Disaster Policy • Personnel Policy • Pest Control Policy • Procurement Policy 	Annual Plan: Operations and Management

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	744	5	3	4	na	na	na
Income >30% but <=50% of AMI	4835	5	3	4	na	na	na
Income>50% but <80% of AMI	5404				na	na	na
Elderly	na	na	na	na	na	na	na
Families with Disabilities	na	na	na	na	na	na	na
Race/Ethnicity	na	na	na	na	na	na	na
Race/Ethnicity	na	na	na	na	na	na	na
Race/Ethnicity	na	na	na	na	na	na	na
Race/Ethnicity	na	na	na	na	na	na	na

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: 2000
- 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)

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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Madison Area If used, identify which development/subjurisdiction:15-1 and 3			
	# of families	% of total families	Annual Turnover
Waiting list total	375		
Extremely low income <=30% AMI	327	87.2%	
Very low income (>30% but <=50% AMI)	43	11.5%	
Low income (>50% but <80% AMI)	5	1.33%	
Families with children	279	74.4%	
Elderly families	6	1.6%	
Families with Disabilities	34	9.7%	
White/non Hispanic	84	22%	
Black/non Hispanic	287	76%	
American Indian	2	Less than 1	
Asian	2	Less than 1	
Hispanic	2	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	89	23%	
2 BR	154	41%	
3 BR	104	27%	
4 BR	26	6%	
5 BR	2	Less than 1	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional) Venice Area

If used, identify which development/subjurisdiction: 15-2, 7 and 9

	# of families	% of total families	Annual Turnover
Waiting list total	272		
Extremely low income <=30% AMI	235	86.5%	
Very low income (>30% but <=50% AMI)	33	12	
Low income (>50% but <80% AMI)	4	1.5%	
Families with children	190	69%	
Elderly families	6	2.2%	
Families with Disabilities	28	10%	
White/non Hispanic	50	18%	
Black/non Hispanic	219	80%	
American Indian	1	Less than 1	
Asia	2	Less than 1	
Hispanic	2	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	71	26%	
2 BR	112	41%	
3 BR	72	26%	
4 BR	17	6%	
5 BR	0	Less than 1	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Alton Area			
If used, identify which development/subjurisdiction:15-4 and 8			
	# of families	% of total families	Annual Turnover
Waiting list total	323		
Extremely low income <=30% AMI	290	89%	
Very low income (>30% but <=50% AMI)	30	9%	
Low income (>50% but <80% AMI)	3	Less than 1	
Families with children	238	73%	
Elderly families	7	2%	
Families with Disabilities	37	11%	
White/non Hispanic	129	39%	
Black/non Hispanic	192	59%	
American Indian	0	Less than 1	
Asian	2	Less than 1	
Hispanic	1	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	74	22%	
2 BR	158	48%	
3 BR	81	25%	
4 BR	10	3%	

Housing Needs of Families on the Waiting List			
5 BR	0	Less than 1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Collinsville			
If used, identify which development/subjurisdiction:15-6			
	# of families	% of total families	Annual Turnover
Waiting list total	572		
Extremely low income <=30% AMI	491	85.5%	
Very low income (>30% but <=50% AMI)	76	13.5%	
Low income (>50% but <80% AMI)	5	Less than 1	
Families with children	445	78	
Elderly families	8	1.4%	
Families with Disabilities	43	7.5%	
White/non Hispanic	227	39.7%	
Black/non Hispanic	340	59	
American Indian	1	Less than 1	
Asian	4	Less than 1	
Hispanic	3	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	117	20%	
2 BR	269	47%	
3 BR	158	27%	

Housing Needs of Families on the Waiting List			
4 BR	28	4%	
5 BR	0	Less than 1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Olin			
If used, identify which development/subjurisdiction:15-10			
	# of families	% of total families	Annual Turnover
Waiting list total	34		
Extremely low income <=30% AMI	31	91%	
Very low income (>30% but <=50% AMI)	3	9%	
Low income (>50% but <80% AMI)	0	Less than 1	
Families with children	8	23%	
Elderly families	9	26%	
Families with Disabilities	7	20%	
White/non Hispanic	26	76%	
Black/non Hispanic	8	23.5%	
American Indian	0	Less than 1	
Asian	0	Less than 1	
Hispanic	0	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	23	68%	
2 BR	11	32%	
3 BR	0	Less than 1	

Housing Needs of Families on the Waiting List			
4 BR	0	Less than 1	
5 BR	0	Less than 1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Braner			
If used, identify which development/subjurisdiction:15-11			
	# of families	% of total families	Annual Turnover
Waiting list total	27		
Extremely low income <=30% AMI	22	81.5%	
Very low income (>30% but <=50% AMI)	4	14.8%	
Low income (>50% but <80% AMI)	1	3.7%	
Families with children	5	18%	
Elderly families	10	37%	
Families with Disabilities	8	29%	
White/non Hispanic	17	62%	
Black/non Hispanic	10	37%	
American Indian	0	Less that 1	
Asian	0	Less than 1	
Hispanic	0	Less than 1	
CHARACTERISTICS BY BEDROOM SIZE, PUBLIC HOUSING			
0BR	0	Less than 1	
1BR	18	66%	
2 BR	9	34%	

Housing Needs of Families on the Waiting List			
3 BR	0	Less than 1	
4 BR	0	Less than 1	
5 BR	0	Less than 1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	948		
Extremely low income <=30% AMI	806	85.02	
Very low income (>30% but <=50% AMI)	138	14.55	
Low income (>50% but <80% AMI)	4	less than 1	
Families with children	680	72	
Elderly families	52	5.5	
Families with Disabilities	157	16.6	
White/non Hispanic	458	48.3	
Black/non Hispanic	482	50.8	
American Indian	4	less than 1	
Asian	4	less than 1	
Hispanic	6	less than 1	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 16 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Work with other agencies and developers to expand housing using allotment of project based certificates

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Work with other agencies and developers to expand housing using allotment of project based certificates

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)
- Work with Landlord organizations to expand list of landlords willing to accept Sec. 8 tenants

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$1,757,439	Public housing operations
b) Public Housing Capital Fund	\$1,361,848	Public housing capital improvements, management improvements, administrative expenses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,587,089	HAP payments and administrative expenses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2001 DEGP	\$130,695	Public housing safety/security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
FY 2001 CAPITAL FUND	\$1,160,000	Public housing capital improvements, management improvements, administrative expenses
FY 2002 CAPITAL FUND	\$1,162,363	
FY 2003 CAPITAL FUND	\$1,361,848	
3. Public Housing Dwelling Rental Income	\$515,705	Public Housing operations
4. Other income (list below)		
Investment income	\$20,000	Public Housing operations
Misc.	\$202,410	Public Housing operations
4. Non-federal sources (list below)		
Total resources	\$11,259,397	

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **CREDIT CHECK**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. 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)

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

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

- PHA main administrative office
- 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)

- One
- Two
- Three or More

b. 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:

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)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- 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:

- 1 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)

- 2 Working families and those unable to work because of age or disability
- 4 Veterans and veterans' families
- 3 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
- 5 Other preference(s) (list) Elderly preference, applicants who are 62 or over, handicapped or disabled for Elderly Public Housing Complexes

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.

Former Federal preferences:

1. Date and Time
2. Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
3. Victims of domestic violence
4. Substandard Housing
5. Homelessness
6. High Rent Burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 4 Veterans and veterans' families
- 3 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
 - 5 Other preference(s) (list below)
- Date and Time

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) **RESIDENT HANDBOOK**

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

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: ALL PUBLIC HOUSING DEVELOPMENTS
Garesche Homes, Viola Jones Homes, Grenzer Homes, Curran Homes, Northgate Homes, Lee Wright Homes, Sullivan Homes, Venice Homes, Olin Building, Braner Building
- Employing new admission preferences at targeted developments
If selected, list targeted developments below: ALL PUBLIC HOUSING DEVELOPMENTS
Garesche Homes, Viola Jones Homes, Grenzer Homes, Curran Homes, Northgate Homes, Lee Wright Homes, Sullivan Homes, Venice Homes, Olin Building, Braner Building
- 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)
Flat Rent Schedule should attract higher income families

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: ALL PUBLIC HOUSING DEVELOPMENTS

Garesche Homes, Viola Jones Homes, Grenzer Homes, Curran Homes, Northgate Homes, Lee Wright Homes, Sullivan Homes, Venice Homes, Olin Building, Braner Building

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.
zUnless 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)
Screening for income eligibility and to determine if applicant owes money to another housing program or authority
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. 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)
- Criminal or drug-related activity
 - Other (describe below)
Upon owner's request Madison County Housing Authority will give the owner the family's current address (as shown in the housing authority's records) and the name and address of the landlord at the family's current and prior addresses if known to the housing authority

(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)
- 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

Other (list below)

(3) Search Time

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

If yes, state circumstances below: Handicapped, Disabled, Special Needs, Large Families

(4) Admissions Preferences

a. Income targeting

Yes 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 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

1 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

- 3 Veterans and veterans' families
- 2 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.

1 Date and Time

Former Federal preferences

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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)

- 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)

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

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

- Through published notices
- Other (list below)
Local Special Needs Agencies

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---

- 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
- \$26-\$50

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

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

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

1. 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)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- 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
- 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)
- 95th 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
- 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) _____
- Other (list below)
Do not need to report change in income but must report changes to family composition

g. Yes 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
- Other (list/describe below)

Rents surveyed exceeded the operating costs, the Authority established the flat rent based on operating costs

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).**

(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
- 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)

- \$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:

A 7-member board of commissioners oversees the Executive Director. The Director of Facilities/Deputy Director, Director of Programs, Director of Admissions and Occupancy, Maintenance Superintendent, Administrative Assistant, Accountants and Quality Control Department are under the supervision of the Executive Director. The Directors of the various departments oversee the department staff. The Executive

Director is responsible for carrying out the various policies adopted by the Board of Commissioners.

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	693	86
Section 8 Vouchers	916	90
Section 8 Certificates		
Section 8 Mod Rehab	49	13
Special Purpose Section 8 Certificates/Vouchers (list individually)	Na	
Public Housing Drug Elimination Program (PHDEP)	694	70
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)

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Capitalization Policy
- Check Signing Policy
- Community Service Policy
- Criminal Records Management Policy
- Disposition Policy
- Drug Free Policy

- Equal Housing Opportunity Policy
- Ethics Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Investment Policy
- Maintenance Policy
- Natural Disaster Policy
- Personnel Policy
- Pest Control Policy
- Pet Policy
- Procurement Policy
- Rent Collection Policy

(2) Section 8 Management: (list below)

Administrative Plan

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.

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)

Madison County Housing Authority-PHA Plan Table Library

Component 7

Capital Fund Program Annual Statement

Parts I, II, and III

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **IL06P01550104** FFY of Grant Approval: (10/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0.00
2	1406 Operations	272,370.00
3	1408 Management Improvements	30,000.00
4	1410 Administration	136,185.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	90,000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	175,000.00
10	1460 Dwelling Structures	153,293.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	5,000.00

14	1485 Demolition	500,000.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,361,848.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL 15-4 Curran Homes	▸ □ Demolition of 77 Buildings	1485	500,000.00
IL 15-8 Sullivan Homes	▸ □ Painting and Plastering	1460	91,000.00
IL 15-7 Lee Wright Homes	▸ Sidewalk/Stoop Replacement & Repairs	1450	175,000.00
IL 15-10 Olin Building	▸ Re-lamp Corridors & Stairwells	1460	31,147.00
IL 15-11 Braner Homes	▸ □ Re-lamp Corridors & Stairwells	1460	31,146.00

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Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-WIDE	Management Improvements ▶ <input type="checkbox"/> Staff Training	1408	30,000.00

PHA-WIDE	Administration Costs		
	▶ Salaries & Benefits Percentage of HA staff	1410	136,185.00
	▶ Operations	1406	272,370.00
	▶ Office Furniture	1475.1	5,000.00
PHA-WIDE	Fees and Costs		
	▶ A & E Costs	1430	90,000.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL 15-4 Curran Homes	9/30/2006	09/30/2007
IL 15-7 Lee Wright Homes	09/30/2006	09/30/2007
IL 15-8 Sullivan Homes	09/30/2006	09/30/2007
IL 15-10 Olin Building	09/30/2006	09/30/2007
IL 15-11 Braner Building	09/30/2006	09/30/2007
PHA Wide	09/30/2006	09/30/2007

(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)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-01	GARESCHE HOMES	2	2.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
▶ <input type="checkbox"/> PLAYGROUND EQUIPMENT & TOT-LOTS			60,000.00	2005
▶ <input type="checkbox"/> PAINTING AND PLASTERING			65,000.00	2005
▶ <input type="checkbox"/> REPLACE A/C UNITS & INSTALL GUARDS			115,000.00	2005
▶ <input type="checkbox"/> APPLIANCES			60,000.00	2006
▶ <input type="checkbox"/> LANDSCAPING			50,000.00	2005
Total estimated cost over next 5 years			304,000.00	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-02	VIOLA JONES HOMES	2	5.4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
▶ <input type="checkbox"/> PAINTING AND PLASTERING			65,000.00	2006
▶ <input type="checkbox"/> INSTALL A/C CONDENSING UNIT GUARDS			4,000.00	2005
▶ <input type="checkbox"/> INSTALL SECURITY SCREENS			50,000.00	2007
▶ <input type="checkbox"/> STRUCTURAL REPAIRS			50,000.00	2005
▶ <input type="checkbox"/> REPLACE APPLIANCES			27,000.00	2007
Total estimated cost over next 5 years			196,000.00	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-03	GRENZER HOMES			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
NO WORKED PLANNED - DEMOLITION APPLICATION FILED WITH HUD FIELD OFFICE				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-04	CURRAN HOMES	59	41%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
NO ACTIVITY - FUTURE DEMOLITON PLANNED				
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL 015-06	NORTHGATE HOMES	17	17%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
▶ <input type="checkbox"/> REPLACE SEWER LINES		125,000.00	2005
▶ <input type="checkbox"/> ELECTRICAL SYSTEMS		30,000.00	2005
▶ <input type="checkbox"/> PLAYGROUND EQUIPMENT		30,000.00	2005
▶ <input type="checkbox"/> INSTALL CLOSET DOORS		100,000.00	2007
▶ <input type="checkbox"/> UPGRADE PLUMBING		100,000.00	2005
▶ <input type="checkbox"/> UPGRADE ELECTRICAL		89,186.00	2006
▶ <input type="checkbox"/> KITCHEN RENOVATIONS		500,000.00	2006
▶ <input type="checkbox"/> BATHROOM RENOVATIONS		500,000.00	2006
▶ <input type="checkbox"/> FLOOR TILE		319,000.00	2006
▶ <input type="checkbox"/> APPLIANCES		70,000.00	2007
▶ <input type="checkbox"/> CANOPY REPAIRS/REPLACEMENTS		150,000.00	2006
▶ <input type="checkbox"/> A/C CONDENSING UNIT GUARDS		11,200.00	2005
Total estimated cost over next 5 years		2,024,386.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL 015-07	LEE WRIGHT HOMES	26	26%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
▶ <input type="checkbox"/> REPLACE WINDOWS		375,000.00	2005
▶ <input type="checkbox"/> KITCHEN MODERNIZATION		300,000.00	2005
▶ <input type="checkbox"/> REPLACE FLOOR TILE		175,000.00	2006
▶ <input type="checkbox"/> LANDSCAPING		146,000.00	2005
▶ <input type="checkbox"/> SEWER REPLACEMENT		100,000.00	2007
▶ <input type="checkbox"/> UPGRADE ELECTRICAL SYSTEM		50,000.00	2007
▶ <input type="checkbox"/> DUMPSTER PADS & ENCLOSURES		50,000.00	2005
▶ <input type="checkbox"/> REPLACE GALVANIZED SUPPLY LINES		100,000.00	2007
▶ <input type="checkbox"/> BATHROOM RENOVATIONS		200,000.00	2006
▶ <input type="checkbox"/> APPLIANCES		70,000.00	2006
▶ <input type="checkbox"/> CONVERT 6 UNIT TO MAINTENANCE & OFFICE SPACE		75,000.00	2005
Total estimated cost over next 5 years		1,266,000.00	
Optional 5-Year Action Plan Tables			

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-08	SULLIVAN HOMES	76	76%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
DEMOLITION OF 19 BUILDINGS			350,000.00	2005
Total estimated cost over next 5 years			350,000.00	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-09	VENICE HOMES			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<ul style="list-style-type: none"> ▶ <input type="checkbox"/> NO WORK PLANNED FOR THIS COMPLEX DEMOLITION APPLICATION ON FILE HUD FIELD OFFICE 				
Total estimated cost over next 5 years			0.00	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 015-10	OLIN BUILDING	2	3.4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<ul style="list-style-type: none"> ▶ <input type="checkbox"/> SEAL & STRIPE PARKING AREA ▶ <input type="checkbox"/> UPGRADE PLUMBING ▶ <input type="checkbox"/> INSTALL EMERGENCY GENERATOR ▶ <input type="checkbox"/> UPGRADE ELECTRICAL ▶ <input type="checkbox"/> KITCHEN RENOVATION ▶ <input type="checkbox"/> BATHROOM RENOVATION ▶ <input type="checkbox"/> DOOR LOCKS & HARDWARE ▶ <input type="checkbox"/> REPLACE APPLIANCES ▶ <input type="checkbox"/> WINDOW REPLACEMENT ▶ <input type="checkbox"/> PAINT INTERIOR OF UNITS ▶ <input type="checkbox"/> INSTALL CLOSET DOORS 			20,000.00 150,000.00 50,000.00 260,000.00 165,000.00 100,000.00 95,000.00 60,000.00 75,000.00 75,000.00 77,000.00	2005 2005 2005 2006 2007 2008 2005 2005 2005 2005 2006
Total estimated cost over next 5 years			1,152,000.00	

Optional 5-Year Action Plan Tables			
Development	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
IL 015-11	BRANER BUILDING	6	8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<ul style="list-style-type: none"> ▶ <input type="checkbox"/> UPGRADE ELECTRICAL ▶ <input type="checkbox"/> REPLACE HOT WATER SYSTEM ▶ <input type="checkbox"/> FLOOR TILE ▶ <input type="checkbox"/> KITCHEN MODERNIZATION ▶ <input type="checkbox"/> BATHROOM MODERNIZATION ▶ <input type="checkbox"/> REPLACE ROOF ▶ <input type="checkbox"/> APPLIANCES ▶ <input type="checkbox"/> UPGRADE PLUMBING ▶ <input type="checkbox"/> INSTALL CLOSET DOORS ▶ <input type="checkbox"/> PAINTING UNITS ▶ <input type="checkbox"/> EXPAND RESIDENT PARKING ▶ <input type="checkbox"/> SEAL AND STRIP EXISTING PARKING AREA 			<p style="text-align: right;">85,000.00</p> <p style="text-align: right;">45,000.00</p> <p style="text-align: right;">150,000.00</p> <p style="text-align: right;">200,000.00</p> <p style="text-align: right;">150,000.00</p> <p style="text-align: right;">40,000.00</p> <p style="text-align: right;">54,000.00</p> <p style="text-align: right;">50,000.00</p> <p style="text-align: right;">77,000.00</p> <p style="text-align: right;">40,000.00</p> <p style="text-align: right;">75,000.00</p> <p style="text-align: right;">20,000.00</p>	<p style="text-align: center;">2006</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2007</p> <p style="text-align: center;">2007</p> <p style="text-align: center;">2008</p> <p style="text-align: center;">2008</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p>
Total estimated cost over next 5 years			986,000.00	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA WIDE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS <ul style="list-style-type: none"> ▶ <input type="checkbox"/> STAFF TRAINING ▶ <input type="checkbox"/> ADMINISTRATIVE COSTS ▶ <input type="checkbox"/> FEES AND COSTS ▶ <input type="checkbox"/> OPERATIONS 			<p style="text-align: right;">30,000.00</p> <p style="text-align: right;">136,185.00</p> <p style="text-align: right;">95,000.00</p> <p style="text-align: right;">272,370.00</p>	<p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p> <p style="text-align: center;">2005</p>
Total estimated cost over next 5 years			533,555.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant	% Vacancies in Development

	Units	
PHA WIDE		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS		
▶ <input type="checkbox"/> STAFF TRAINING	30,000.00	2006
▶ <input type="checkbox"/> ADMINISTRATIVE COSTS	136,185.00	2006
▶ <input type="checkbox"/> FEES AND COSTS	96,000.00	2006
▶ <input type="checkbox"/> OPERATIONS	272,370.00	2006
Total estimated cost over next 5 years	534,555.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA WIDE		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
MANAGEMENT IMPROVEMENTS			
▶ <input type="checkbox"/> STAFF TRAINING	30,000.00	2007	
▶ <input type="checkbox"/> ADMINISTRATIVE COSTS	136,185.00	2007	
▶ <input type="checkbox"/> FEES AND COSTS	98,000.00	2007	
▶ <input type="checkbox"/> OPERATIONS	272,370.00	2007	
Total estimated cost over next 5 years	536,555.00		

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	PHA WIDE		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
MANAGEMENT IMPROVEMENTS			
▶ <input type="checkbox"/> STAFF TRAINING	30,000.00	2008	
▶ <input type="checkbox"/> ADMINISTRATIVE COSTS	136,185.00	2008	
▶ <input type="checkbox"/> FEES AND COSTS	100,000.00	2008	
▶ <input type="checkbox"/> OPERATIONS	272,370.00	2008	
Total estimated cost over next 5 years	538,555.00		

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant	% Vacancies in Development

	Units	
	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
MANAGEMENT IMPROVEMENTS		
▶ <input type="checkbox"/> STAFF TRAINING	30,000.00	2009
▶ <input type="checkbox"/> ADMINISTRATIVE COSTS	136,185.00	2009
▶ <input type="checkbox"/> FEES AND COSTS	102,000.00	2009
▶ <input type="checkbox"/> OPERATIONS	272,370.00	2009
Total estimated cost over next 5 years	540,555.00	

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:
CURRAN HOMES AND SULLIVAN HOMES

- 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:

Madison County Housing Authority affirms that shelter is a basic human necessity and we are dedicated to provide decent housing opportunities to those in need in Madison County, IL. We understand that blighted areas undermine the vibrancy of our community and therefore we are committed to acting as a means for successful redevelopment efforts in our community. We are currently in the strategic planning stage of a mixed finance development project for IL06P015-04 Curran Homes and IL06P015-08 Sullivan Homes. Our goal is to leverage our Capital Fund Program dollars with private and other public financing to redevelop this site.

The ultimate purpose of redevelopment is the revitalization of blighted areas. Madison County Housing Authority has determined that these complexes are blighted areas. Both complexes, located in Alton, IL, are suffering from structural dilapidation, obsolescence, faulty arrangement and design, obsolete layout and other factors that are detrimental to the safety, health, morals and welfare of its community.

Curran Homes currently has a forty one percent vacancy rate with numerous long-term vacancies dating back as far as 1995. Sullivan Homes currently has a seventy six percent vacancy rate with numerous long-term vacancies dating back as far as 1984.

There is a major crime problem in and around the vicinity of these public housing complexes. Some residents are afraid to leave their homes after dark while others are engaging in illegal drug activities.

We feel that either partial or full redevelopment of these complexes will, at a minimum, address the following:

- An chance to increase the opportunities for the physical, social, and economic integration of our public housing stock.
- Creation of a safer, more peaceful environment within these public housing complexes so that residents and surrounding neighborhoods can benefit from decreased criminal and drug-related activity, thereby enjoying a higher quality of living conditions.
- Reduction of current turnover in residents in order to improve stability within the neighborhood and increase resident involvement and pride in their neighborhood.
- Establish Madison County Housing Authority as a catalyst for residents to become more self-sufficient, which will lead to home ownership and increased family strength and stability.

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:

The Authority is investigating several options for improving the housing stock at the two sites in the city of Alton, Curran and Sullivan Homes.

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 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.)

Demolition/Disposition Activity Description
1a. Development name: Grenzer Homes 1b. Development (project) number: IL06P015-03
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>03/24/03</u>
5. Number of units affected: 84 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November, 2003 b. Projected end date of activity: April, 2004

Demolition/Disposition Activity Description
1a. Development name: Venice Homes 1b. Development (project) number: IL06P015-09
2. Activity type: Demolition <input checked="" type="checkbox"/>

Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(10/14/03)</u>
5. Number of units affected: 50
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December, 2003 b. Projected end date of activity: March, 2004

Demolition/Disposition Activity Description
1a. Development name: Curran Homes 1b. Development (project) number: IL06P015-04
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>03/04</u>
5. Number of units affected: 144
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December, 2004 b. Projected end date of activity: March, 2005

Demolition/Disposition Activity Description
1a. Development name: Sullivan Homes 1b. Development (project) number: IL06P015-08
2. Activity type: Demolition <input checked="" type="checkbox"/>

Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>03/30/05</u>
5. Number of units affected: 100
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December, 2005 b. Projected end date of activity: March, 2006

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 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.

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

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.

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

1. Yes 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

- 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.

Conversion of Public Housing Activity Description
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 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 (Complete one for each development affected)
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 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:

Plan to gear towards FSS participants.

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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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.)

Services and Programs				
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)
<i>Workforce Investment Board</i>		<i>specific criteria</i>	<i>PHA main office and satellite IETC office</i>	<i>Both</i>
Community Collaboration Com.		Specific Criteria	Numerous Providers	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	50	49
Section 8	100	160

- 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)

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

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.

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 used 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)

Curran, Sullivan, Garesche, Grenzer, Lee Wright, Viola Jones, Venice and Northgate

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)

Installation of Security cameras at four family sites

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

Lee Wright Homes, Viola Jones Homes, Garesche Homes & Grenzer Homes

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)

Site security cameras are monitored by the Madison Police Department. The cameras at the Madison sites are fed through a cable connection directly to the Madison Police Department. During the fall of 2003 the City of Madison, through an intergovernmental agreement, will be installing the same type of camera system in the city of Venice and will be monitoring the cameras directly.

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

Curran, Sullivan, Garesche, Grenzer, Lee Wright, Viola Jones, Venice and Northgate.

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? PHDEP plan no longer available
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 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)]

MADISON COUNTY HOUSING AUTHORITY HAS ADOPTED THE FOLLOWING PET POLICIES:

MADISON COUNTY HOUSING AUTHORITY									
PET POLICY									
Pets will be permitted at projects for families, which include Garesche, Grenzer, Viola Jones, Lee Wright, Venice Homes, Curran, Sullivan and Northgate Homes.									
Any resident who wishes to own a pet must file a Pet Registration Application with the Complex's Manager at their respective complex. The registration will include the following:									
Current license, Certification of Inoculation, Verification that the pet has been spayed or neutered, Information to identify pet and establish that it a common household pet, Name, Address & Phone number of at least on responsible party to care for the animal should the owner become unable to take care of the animal.									
Resident must have approval from MCHA before animal is brought onto the premises. A pet reference from current landlord, if applicable, may be required, as well as home visit from MCHA's management to evaluate the animal.									
The Pet Registration Form will be reviewed annually for continued renewal. At the time of resident's annual re-certification, all certifications and licensing as required by the Pet Registration Form will be re-verified.									
Approved applications will be assigned a decal to be placed in a visible location indicating a pet lives in the unit. Residents failing to comply with these procedures could face termination of their Dwelling Lease.									
In addition to the Pet Registration, the following rules will be apply to pet ownership:									
1. Limit one (1) common household pet per Resident.									
2. Animal must wear a collar indication owner's name, address and phone number and a current license tags must be displayed. (all license tags expire one year form date of issuance).									
3. The weight of animal may not exceed thirty (30) pounds at adulthood.									
4. Cats must be declawed.									
5. Animal must be controlled by and adult and on a leash when outside the resident's									

	apartment.							
6.	Animal must be secured or caged in the apartment when MCHA's Maintenance or Management personnel are in the resident's apartment. Dogs and cats must be secured or caged in the resident's apartment when resident is not at home.							
7.	Pet owners are responsible for keeping their apartment in clean, safe and sanitary condition and are liable for any damages or infestation to apartment. If damages or infestation occurs to the apartment the resident will be charged.							
8.	Apartments with animals will be inspected every six (6) months.							
9.	All pet owners are required to keep a cleanup device for animal waste, Litter boxes must be cleaned frequently to keep the apartment free from undesirable animal odors.							
10.	The pet owner is responsible for picking up waste left by the pet and disposing of it in a dumpster or other designated area on MCHA's property. The pet owner must use the designated "pet walk" and avoid traveled areas, trees and shrubs for the pet to relieve itself.							
11.	The resident must not alter the apartment, patio, or outside area to provide an enclosure for the animal.							
12.	MCHA will be held harmless should your pet bite, attack, or otherwise injure another resident, visitors or MCHA staff member.							
13.	No animal will be permitted to remain in a resident's apartment that causes excessive noise that disrupts the peace of other residents.							
14.	Animals found unattended and/or without a leash shall be turned over to the Animal Control Authorities.							
15.	Any resident who receives three (3) complaint letters regarding violations of the Pet Policy well be required to permanently remove the animal from the premises with no exceptions . Three (3) violations of the Pet Policy could also result in the eviction of the resident/pt owner.							
MCHA encourages those residents who reside in pet-authorized locations to establish a Pet Association. The association would deal with pet-related issues/complaints and monitor reported violations of the regulations.								
Nothing in these regulation will prohibit MCHA or an appropriate community authority from requiring the removal of any animal form the complex if the animal's conduct or condition is duly determined to constitute, under the provisions of state and local law, a nuisance or a threat to the health, safety and peace of another resident of the complex or other persons in the community where the complex is located.								
Furthermore, in the event of an emergency, MCHA reserves the right to remove any animal that constitutes an immediate threat to health or safety.								

MADISON COUNTY HOUSING AUTHORITY									
PET POLICY									
Pets will be permitted at projects for the elderly, which include the Braner, Olin, Stevens and May Buildings.									
Any resident who wishes to own a pet must file a Pet Registration Application with the Complex's Manager at their respective complex. The registration will include the following:									
Current license, Certification of Inoculation, Verification that the pet has been spayed or neutered, Information to identify pet and establish that it a common household pet, Name, Address & Phone number of at least on responsible party to care for the animal should the owner become unable to take care of the animal.									
Resident must have approval from MCHA before animal is brought onto the premises. A pet reference from current landlord, if applicable, may be required, as well as home visit from MCHA's management to evaluate the animal.									
The Pet Registration Form will be reviewed annually for continued renewal. At the time of resident's annual re-certification, all certifications and licensing as required by the Pet Registration Form will be re-verified.									
Approved applications will be assigned a decal to be placed in a visible location indicating a pet lives in the unit. Residents failing to comply with these procedures could face termination of their Dwelling Lease.									
In addition to the Pet Registration, the following rules will be apply to pet ownership:									
1. Limit one (1) common household pet per Resident.									
2. Animal must wear a collar indication owner's name, address and phone number and a current license tags must be displayed. (all license tags expire one year form date of issuance).									
3. The weight of animal may not exceed thirty (30) pounds at adulthood.									
4. Cats must be declawed.									
5. Animal must be controlled by and adult and on a leash when outside the resident's apartment.									
6. Animal must be secured or caged in the apartment when MCHA's Maintenance or Management personnel are in the resident's apartment. Dogs and cats must be secured or caged in the resident's apartment when resident is not at home.									
7. Pet owners are responsible for keeping their apartment in clean, safe and sanitary condition and are liable for any damages or infestation to apartment. If damages or									

	infestation occurs to the apartment the resident will be charged.								
8.	Apartments with animals will be inspected every six (6) months.								
9.	All pet owners are required to keep a cleanup device for animal waste, Litter boxes must be cleaned frequently to keep the apartment free from undesirable animal odors.								
10.	The pet owner is responsible for picking up waste left by the pet and disposing of it in a dumpster or other designated area on MCHA's property. The pet owner must use the designated "pet walk" and avoid traveled areas, trees and shrubs for the pet to relieve itself.								
11.	The resident must not alter the apartment, patio, or outside area to provide an enclosure for the animal.								
12.	MCHA will be held harmless should your pet bite, attack, or otherwise injure another resident, visitors or MCHA staff member.								
13.	No animal will be permitted to remain in a resident's apartment that causes excessive noise that disrupts the peace of other residents.								
14.	Animals found unattended and/or without a leash shall be turned over to the Animal Control Authorities.								
15.	Any resident who receives three (3) complaint letters regarding violations of the Pet Policy will be required to permanently remove the animal from the premises with no exceptions . Three (3) violations of the Pet Policy could also result in the eviction of the resident/pt owner.								
	MCHA encourages those residents who reside in pet-authorized locations to establish a Pet Association. The association would deal with pet-related issues/complaints and monitor reported violations of the regulations.								
	Nothing in these regulation will prohibit MCHA or an appropriate community authority from requiring the removal of any animal form the complex if the animal's conduct or condition is duly determined to constitute, under the provisions of state and local law, a nuisance or a threat to the health, safety and peace of another resident of the complex or other persons in the community where the complex is located.								
	Furthermore, in the event of an emergency, MCHA reserves the right to remove any animal that constitutes an immediate threat to health or safety.								

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. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes 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.

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. 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)
 - Provided below:

Favorable comments from Board regarding planned submission for demolition

Favorable comments on recommended revisions to open Drug Elimination Program

Expressed concern regarding the amount of non-refundable security deposits proposed

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:
 - Other: (list below)

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

1. Yes 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 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
 - Other: (describe)
- 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
- Other (list)

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
- Other (list)

Resident Commissioner is recommended by County Board Chairman and voted on by all County Board Members

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: MADISON COUNTY
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)

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

Improving the vacancy rate, improving quality of housing, improving quantity of housing choice, initiatives for youth groups, Fair Housing initiatives.

- Other: (list below)

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

Madison County Community Development is working with the Authority on housing initiatives which include using project based certificates to increase housing availability and supporting the Authority in a mixed-finance initiative, they support our FSS

programs, support the Housing Authority summer youth programs and conduct Fair Housing programs through Madison County Urban League.

D. Other Information Required by HUD

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

Attachments

The Madison County Housing Authority Advisory Board reviewed the plan oral comments were received however nothing substantial in nature to change the plan.

No comments were received in writing.

A Public Hearing was conducted on December 22, 2003 at 5:30 p.m. however there was no participation.

Attachment A

9.4 DECONCENTRATION POLICY

It is Madison County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

Madison County Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in **Appendix 1** of the Authority's Admissions and Continued Occupancy Plan.

ATTACHMENT B

LIST OF ADVISORY BOARD MEMBERS

Lester Campbell (Lee Wright Homes)

Clifford Mathis Jr. (Lee Wright Homes)

Shirley Young Wofford (Lee Wright Homes)

Aaron Wofford (Lee Wright Homes)

Rose Milligan (Stevens Building)

Robert Blevins (Stevens Building)

Pat Carlton (Stevens Building)

ATTACHMENT C

DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION"

Madison County Housing Authority has defined Substantial Deviation of Annual Plans from the 5 Year Plan and Significant Amendment or Modification of the Annual Plan as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
- Any Capital Fund Program budget revision that is greater than 40% of the annual CFP grant amount

ATTACHMENT D

Madison County Housing Authority Community Service Policy

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, establishes a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. Community service is a service for which individuals are not paid. Madison County Housing Authority (herein referred to as PHA) believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them.

In order to implement this new requirement effectively, Madison County Housing Authority establishes the following Policy, October 1, 1999.

1. Community Service

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and location where the activities can be performed. The activities may include, but are not limited to:

- Improving the physical environment of the residents developments;
- Cleaning offices.
- Volunteer services in local schools, day care centers, hospital, nursing homes, youth or senior organizations, drug/alcohol treatment enters, recreation centers, etc;
- Neighborhood projects;
- Self-improvement activities such as household budget, credit counseling, English proficiency, GED classes or other educational activities;
- Tutoring elementary or high school age residents; and
- Helping on-site computer training centers.

Voluntary political activities are prohibited.

2. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the

improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third party.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities. The PHA will provide a directory of supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident's participation. Should contracting out the community service function be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.

The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

3. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. Such activities can include, but are not limited to:

- Apprenticeships and job readiness training;
- Substance abuse and mental health counseling and treatment;
- English proficiency, GED, adult education, junior college or other formal education;
- Household budgeting and credit counseling;
- Small business training.

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

4. Geographic Location

The PHA recognizes that the intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

5. Exemptions

In accordance with provisions in the Act, the PHA will exempt from participation in community service requirements the following groups;

- Adults who are 62 years of age or older;

- Persons engaged in work activities as defined under Social Security (full-time or part-time employment);
- Participants in a welfare to work program;
- Persons receiving assistance from and in compliance with State programs funded under part A, title IV of the Social Security Act; and
- The disabled but only to the extent that the disability makes the person “unable to comply” with the community service requirements.

The PHA will determine, at the next regularly scheduled reexamination, the status of each household member eighteen (18) years of age or older with respect to the requirement to participate in community service activities. The PHA will use the “PHA Family Community Service Monthly Time-Sheet” to document resident eligibility and the hours of community service. A record for each adult will be established and community service placement selections made. Each non-exempt household member will be provided with forms to be completed by a representative of the service or economic self-sufficiency activity verifying the hours of volunteer service conducted each month.

The PHA will also assure that procedures are in place which provide residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- Going from unemployment to employment;
- Entering a job training program;
- Entering an educational program which exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- Birth certificates to verify age 62 or older; or
- If appropriate, verification of disability limitations.

Families who pay flat rents, live in public housing units within market rate developments or families who are over income when they initially occupy a public housing unit will not receive an automatic exception.

6. Cooperative Relationships with Welfare Agencies

The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of those activities.

7. Lease Requirements and Documentation

The PHA's lease has a twelve (12) -month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such non-compliance. The lease provisions will be implemented for current residents at the next regularly scheduled reexamination on or after January 1, 2001, and for all new residents effective January 1, 2001. The PHA will not renew or extend the if the household contains a non-exempt member who has failed to comply with the community service requirement.

Documentation of compliance or non-compliance will be placed in each resident file.

8. Non-compliance

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA must notify the resident:

1. of the non-compliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. that unless the resident enters into an agreement under paragraph 4. Of this section the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the non-compliant adult moves from the unit, the lease may be renewed;
4. that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the non-compliance during the next twelve (12)- month period; such a cure includes a written agreement by the non-compliant adult to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.

ATTACHMENT E

RESIDENT COMMISSIONER

Ms. Alice Hayes
131 Burlington
Northgate Homes
Collinsville, IL 62234

Ms. Hayes has been a Commissioner on the Madison County Housing Authority Board since 1992. The Commissioners are recommended by the County Board Chairman and voted on by the entire county board.

ATTACHMENT F

PERFORMANCE AND EVALUATION REPORTS
CAPTIAL FUND PROGRAM
REPORTING PERIOD ENDING JUNE 30, 2003

Attachment A

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Collinsville, IL 62234

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CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:

Summary

PHA Name: Madison County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P01550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (Revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03
 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	0.00		0.00	0.00
2	1406 Operations	175,410.00		175,410.00	175,410.00
3	1408 Management Improvements Soft Costs	198,536.00		198,536.00	0.00
	Management Improvements Hard Costs				
4	1410 Administration	67,798.00		67,798.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	65,025.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	100,000.00		0.00	0.00
10	1460 Dwelling Structures	612,338.00		150,000.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	535,000.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:
 Summary**

PHA Name: Madison County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P01550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	--------------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,754,107.00		591,744.00	175,410.00
	Amount of line XX Related to LBP Activities	0.00		0.00	0.00
	Amount of line XX Related to Section 504 compliance	0.00		0.00	0.00
	Amount of line XX Related to Security –Soft Costs	0.00		0.00	0.00
	Amount of Line XX related to Security-- Hard Costs	0.00		0.00	0.00
	Amount of line XX Related to Energy Conservation Measures	0.00		0.00	0.00
	Collateralization Expenses or Debt Service	0.00		0.00	0.00

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

PHA Name: Madison County Housing Authority		Grant Type and Number Capital Fund Program Grant No:IL06P01550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
IL 15-1								
GARESCHE HMS	SECURITY STORM DOORS	1460	156	150,000.00		150,000.00	0.00	CONTRACT SIGNED 4/03
IL 15-3								
GRENZER HMS	ENTRY DOOR ,SECURITY STORM DOORS & HARDWARE	1460	168	57,338.00		0.00	0.00	
IL 15--4								
CURRAN HOMES	DEMOLITION OF 27 BUILDINGS	1485	27	270,000.00		0.00	0.00	
	SIDEWALK REPLACEMENT	1450	LS	100,000.00		0.00	0.00	
	REPLACE ENTRY CANOPIES	1460	182	150,000.00		0.00	0.00	
	INSTALL CENTRAL AIR CONDITIONING	1460	182	90,000.00		0.00	0.00	
	ENTRY DOORS, HARDWARE & FRAMES	1460	364	65,000.00		0.00	0.00	
	EXTERIOR SIDING REPAIRS	1460	LS	50,000.00		0.00	0.00	
	SECURITY SCREEN DOORS	1460	364	50,000.00		0.00	0.00	
IL 15-8								
SULLIVAN HOMES	DEMOLITION OF 7 BUILDINGS	1485	7	150,000.00		0.00	0.00	
IL 15-9								
VENICE HOMES	DEMOLITION OF 11 BUILDINGS	1485	11	115,000.00		0.00	0.00	
PHA WIDE	STAFF TRAINING	1408	LS	30,000.00		30,000.00	0.00	

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

PHA Name: Madison County Housing Authority		Grant Type and Number Capital Fund Program Grant No:IL06P01550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
MANAGEMENT IMPROVEMENTS	PREVENTIVE MAINTENANCE (PM) TEAM SALARIES & BENEFITS	1408	LS	158,536.00		158,536.00	0.00	
	PM TEAM SUPPLIES	1408	LS	10,000.00		10,000.00	0.00	
ADMINISTRATION	SALARIES & BENEFITS % OF HA STAFF	1410	LS	67,798.00		67,798.00	0.00	
	OPERATIONS	1406	LS	175,410.00		175,410.00	175,410.00	100% EXPENDED
FEES & COSTS	A & E COSTS	1430	LS	65,025.00		0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: MADISON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: IL06P01550102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
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		
15-1 Garesche Homes	05/30/04		04/30/03	05/30/05				
15-3 Grenzer Homes	05/30/04			05/30/05				
15-4 Curran Homes	05/30/04			05/30/05				
15-8 Sullivan Homes	05/30/04			05/30/05				
HA Wide	05/30/04			05/30/05				

ATTACHMENT G

Administrative –Plan 2004

Section XXI HQS Inspections Standards

The Madison County Housing Authority will raise Housing Quality Standards higher than HUD'S minimum standards as follows.

- Q: The Madison County Housing Authority standards for holes in walls , shall not be any larger than two (2) inches in diameter.
- R: If the unit interior walls are in such condition that the walls are in need of painting or cleaning the Madison County Housing Authority will require the owner to correct it. At the owners discretion if tenant is found responsible the owner can charge the tenant.
- S: Flooring that is showing wear and tear beyond decent and sanitary condition Madison County Housing Authority will require cleaning. If cleaning does not resolve decent and sanitary condition, the owners will be responsible for replacing it. At the owners discretion if tenant cause, owner can charge tenant.
- T: Unit shall be free of mold. Owner shall be responsible.
- U: Infestation Madison County Housing Authority will require certification that the unit was exterminated professionally.
- V: Cracked windows are not allowed, must be replaced. Any window that is designed to open must open and stay open on it's own accord.