

06U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
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: Montgomery County Housing Authority

PHA Number: IL037

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Plan Contact Information:

Name: Margaret Barkley

Phone: 217-532-3672

TDD:

Email (if available): mcha1@consolidated.net

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 a Resident Advisory Board or Boards
- Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The PHA is on schedule with its FY2003 Annual Plan and it's FY 2000-2004 Five Year Plan and no major program changes are proposed for the upcoming fiscal year. The Authority plans to continue promoting the development of affordable rental and homeownership housing for low income families and to provide management/maintenance services to non profits that provide affordable housing to low income families in Montgomery County.

By paying \$35,275/year the Authority will repay the loan for demolishing IL37-12 by FY2006. The Authority has the flexibility of expediting or lengthening the loan period without penalty by varying the repayment amount accordingly.

In the FY2003 Annual Plan the Authority considered the option of demolishing and replacing dwelling units in the two level buildings in IL37-05 and IL37-06. At this time the Authority feels it is better to renovate these units vs. demolition/new construction. The Authority may reconsider once an A/E firm completes the actual renovation design and cost estimates.

During the next five years the Authority's modernization priorities are to update the exteriors of IL37-05 and IL37-06 first, then modernize their interiors. Should other major modernization needs be identified during the next five years via REAC or other inspections, the Capital Fund Plan will be adjusted accordingly (Examples include roof replacements, HVAC system modifications/replacements, replacing or repairing concrete walks, drives and parking areas etc).

Currently the Authority is treating for termites in three of its nine developments. As additional termite inspections are completed it may be necessary for the Authority treat all or portions of the remaining six developments. Since the average cost for termite treatment is \$2,500 per building it could require the Authority to reprogram CFP funds to cover the expense.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Increase public housing minimum rent from \$0.00 to \$50.00 per unit per month.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 337,671

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<p>7. Relocation resources (select all that apply)</p> <p><input type="checkbox"/> Section 8 for units</p> <p><input type="checkbox"/> Public housing for units</p> <p><input type="checkbox"/> Preference for admission to other public housing or section 8</p> <p><input type="checkbox"/> Other housing for units (describe below)</p>
<p>8. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Actual or projected start date of relocation activities:</p> <p>c. Projected end date of activity:</p>

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year?
If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name)

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

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

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment _____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.

Other: (list below)

B. 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: (State of Illinois)

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 specific initiatives contained in the Consolidated Plan. (List such initiatives below)
- Other: (list below)

One of the Consolidated Plan goals is to maintain and upgrade current housing inventory. The Housing Authority is consistent with this goal by modernizing its current housing properties.

A second goal is to develop additional affordable rental and homeownership housing. The Authority is consistent with this goal by assisting non-profits develop and manage affordable housing for low-income families.

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

Currently completing a 20-unit tax credit project funded in part by the State.

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

GOALS

?? Additions or deletions of Strategic Goals

B. Significant Amendment or Modification to the Annual Plan:

PROGRAMS

?? Any change with regard to demolition or disposition, designation of housing, homeownership

programs or conversion activities

CAPITAL BUDGET

?? Additions of non-emergency work items in excess of \$25,000 (items not included in the current Annual Statement or Five Year Action Plan) or change in excess of \$25,000 in use of replacement reserve funds

POLICIES

?? Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

Attachment A
Supporting Documents Available for Review

PHAs are to 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	Related 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 (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" 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 any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> ·? Baseline law enforcement services for public housing developments assisted under the PHDEP plan; ·? Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); ·? Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; ·? Coordination with other law enforcement efforts; ·? Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and ·? All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	The results of 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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

PHA Name: Montgomery County Housing Authority	Grant Type and Number Capital Fund Program: IL06P03750104 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement

 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	33700			
3	1408 Management Improvements	4996			
4	1410 Administration	33700			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	30000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	200000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	35275			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	337671			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program #: IL06P03750104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations – Contracts, labor and materials	1406	33700					
HA-Wide	Agency Plan Update	1408	4996					
HA-Wide	CFP Coordinator	1410	33700					
HA-Wide	A/E Fees	1430	30000					
L037-005	Update exteriors & HVAC systems for Ten (10) units @ \$20,000/unit. Note: work for each unit includes: <ul style="list-style-type: none"> /// Vinyl fascia, soffit, siding /// Gutters, downspouts, splash blocks /// Exterior doors, storm doors (frames & hardware) /// Windows, security screens (frames & hardware) /// HVAC system Remove/patch planter, privacy wall and trash receptacle.	1460	200000					
IL37-12	Demolition Loan Repayment	1485	35275					

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

PHA Name: Montgomery County Housing Authority		Grant Type and Number Capital Fund Program #: IL06P03750104 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2004
Development Number Name/HA- WideActivities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	03/30/2006			09/30/2007			
IL037-005	03/30/2006			09/30/2007			
IL037-012	03/30/2006			09/30/2007			

Attachment C

Capital Fund Program Five-Year Action Plan

Part I: Summary

HA Name Montgomery County Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008	
IL037-06 IL037-12	Annual Statement	180000 35275	180000 35275	215271	215271	
HA-Wide 1406		33700	33700	33700	33700	
HA-Wide 1408		24996	24996	25000	25000	
HA-Wide 1410		33700	33700	33700	33700	
HA-Wide 1430		30000	30000	30000	30000	
Total CFP Funds (Est.)		337671	337671	337671	337671	
Total Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: 2005 PHA FY: 2006			Activities for Year: <u> 3 </u> FFY Grant: 2006 PHA FY: 2007		
				IL037-012		
				Demolition – Loan Repayment		35275
	IL037-012			IL037-006		
	Demolition – Loan Repayment		35275	/// Update exteriors and new HVAC systems of one level buildings	5DU	100000
	IL037-006			IL037-006		
	/// Update exteriors and new HVAC systems of one level buildings	9DU	180000	/// New HVAC systems of two level units	16D U	80000
	HA-Wide			HA-Wide		
	/// Operations		33700	/// Operations		33700
	/// Management Improvements		24996	/// Management Improvements		24996
	/// Administration		33700	/// Administration		33700
	/// Fees and Costs		30000	/// Fees and Costs		30000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u> 4 </u> FFY Grant: 2007 PHA FY: 2008			Activities for Year: <u> 5 </u> FFY Grant: 2008 PHA FY: 2009		
	IL037-006			IL037-006		
	/// Update exteriors and install new stairs and decks to one of the two level buildings	1 Bldg	215271	/// Update exteriors and install new stairs and decks to one of the two level buildings	1 Bldg	215271
	HA-Wide			HA-Wide		
	/// Operations		33700	/// Operations		33700
	/// Management Improvements		25000	/// Management Improvements		25000
	/// Administration		33700	/// Administration		33700
	/// Fees and Costs		30000	/// Fees and Costs		30000

Required Attachment __D__: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Commissioner Dorothy Austin

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 5yrs. Term expires 6/29/07

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 6/29/04

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Michael Havera, Montgomery County Board Chairman

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.) Members were chosen per the Resident Advisory Board Administrative Plan.

Kelley Walker, President, Hillsboro, Illinois
Dorothy Austin, Vice-President, Hillsboro, Illinois
Samuel Thomas, Secretary, Coffeen, Illinois
Manuel Gutierrez, Taylor Springs, Illinois
Nora Law, Litchfield, Illinois
Debra Sunell, Witt, Illinois
Cheryl Hilt, Section 8, Hillsboro, Illinois
Fred Scott, Raymond, Illinois

Attachment F

**Montgomery County Housing Authority
216 Shelbyville Road
P. O. Box 591
Hillsboro, IL 62049
217-532-3672 Fax 217-532-3625**

**CERTIFICATION
OF
VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS**

April 2, 2003

The Montgomery County Housing Authority hereby certifies that it has:

?? Reviewed the following development's operation as public housing:
IL37-02
IL37-03

?? Considered the implications of converting the above public housing developments to tenant based assistance; and

?? Concluded that conversion of the development will be inappropriate because removal of the developments will not meet the necessary conditions for voluntary conversions since:

- 1) Converting to tenant based assistance will be more expensive than continuing to operate the developments as public housing; and
- 2) Converting to tenant based assistance will adversely affect the availability of affordable housing in Montgomery County.

Margaret (Peg) Barkley, E.D.

Date

**Attachment G
Deconcentration and Income Mixing**

**Montgomery County Housing Authority
216 Shelbyville Road
P.O. Box 591
Hillsboro, IL 62049
217-532-3672 Fax 217-532-3625**

**CERTIFICATION
OF
DECONCENTRATION AND INCOME MIXING**

April 2, 2002

The Montgomery County Housing Authority hereby certifies:

?? That the following developments are general occupancy developments covered by the deconcentration rule:

IL037-02
IL037-03

?? That the two covered developments do not have average incomes below 85% or above 115% of the average incomes of both covered developments.

Margaret (Peg) Barkley, Executive Director

Date

Attachment G Deconcentration and Income Mixing

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Analysis:

Development	Avg Income
I1037-02	\$6,439
I1037-03	\$5,762
HA Avg	\$6,160
85% HA Avg	\$5,236
115% HA Avg	\$7,084

Attachment G
Deconcentration and Income Mixing
MONTGOMERY COUNTY HOUSING AUTHORITY
DECONCENTRATION POLICY

In an ongoing effort for the Housing Authority to meet or exceed the laws and regulations regarding its public housing and Section 8 programs, the following Deconcentration Policy has been developed in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

PUBLIC HOUSING:

INCOME MIX TARGETING: To meet the requirements of the Act and subsequent HUD regulations, at least 40 percent of families admitted to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median. If families whose incomes do not exceed 30% of the area median income occupy 40% or more of the Housing Authority units, this requirement shall be considered as being met.

Additionally, to meet this goal, the Housing Authority may use the provisions of fungibility to the extent that the Housing Authority has provided more than seventy-five percent of newly available vouchers and certificates in its Section 8 program, including those resulting from turnover to very poor families. The number of fungible housing credits used to drop the annual requirement for housing very poor families below 40 percent of the newly available units in public housing is limited to the lowest of the following:

1. The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year; or,
2. The number of public housing units that (i) are in public housing projects located in census tracts having a poverty rate of 30% or more, and (ii) are made available for occupancy by, and actually occupied in that year by, families other than very poor families, or
3. The number of units that cause the Housing Authority's overall requirement for housing very poor families to drop to 30% of its newly available units.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The Housing Authority will not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the income and occupancy characteristics of the housing projects and the buildings of each project to ensure that a low-income concentration does not occur.

Attachment G

Deconcentration and Income Mixing

DECONCENTRATION: The Housing Authority will make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project as an effort to avoid a concentration of higher or lower income families in any one building or development.

Monitoring will be conducted to confirm that at least forty (40) percent of all leased units will be within thirty (30) percent of median income.

Efforts through marketing and outreach shall be made to increase the number of families with incomes greater than thirty (30) percent of median income in the projects noted above in order to avoid concentrations of very low-income families in the projects as per the requirements of the QHWRA of 1998.

SECTION 8 TENANT-BASED ASSISTANCE:

INCOME MIX TARGETING: In each fiscal year, not less than 75% of the new admissions will have incomes at or below 30% of the area median income.

FLAT RENT CALCULATION POLICY

MONTGOMERY COUNTY HOUSING AUTHORITY

The Quality Housing and Work Responsibility Act of 1998 requires Housing Authorities to establish flat rents and to offer residents the choice of electing to pay flat rents or rents based upon income. This policy establishes the criteria and mechanism for establishing flat rents in compliance with the Act.

Flat rents will be established based upon what the Authority's units would rent in a private, competitive market; therefore, studies will be conducted annually to determine market comparability. The studies will consider such factors as location, quality, size, amenities, type unit, age, monthly rent, utilities provided, maintenance, housing services and any special factors impacting rental rates. Flat rents established by the Authority will factor-in utilities paid by the Authority. If the resident chooses to pay flat rent the Authority will not pay any utility reimbursement. Flat rents will be established by development and bedroom size.

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Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part 1 Summary

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

HA NAME MONTGOMERY COUNTY HOUSING AUTHORITY	Comprehensive Grant Number IL06PO3750100	FFY of Grant Approval 2000	Final
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Program Year Ending 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2)
		Original	Revised (1)		Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$0.00	\$0.00		
3	1408 Management Improvements	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
4	1410 Administration	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$39,317.00	\$39,317.00	\$39,317.00	\$39,317.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$268,864.00	\$268,864.00	\$268,864.00	\$268,864.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$368,181.00	\$368,181.00	\$368,181.00	\$368,181.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Conservation Measures	\$268,864.00	\$268,864.00	\$268,864.00	\$268,864.00

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

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

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director/Office American Programs Administrator	Date (mm/dd/yyyy)
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Annual Statement / Performance and Evaluation Report
 Part II : Supporting Pages
 Comprehensive Grant Program (CGP)

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Statues of Proposed Funds Expended (2)
				Original	Revised (1)		
PHA Wide Management Improvements	Resident Initiatives /HTN	1408		\$ 5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Computer Software Upgrade/Training			\$ -	\$20,000.00	\$20,000.00	\$20,000.00
	Subtotal			\$ 5,000.00	\$25,000.00	\$25,000.00	\$25,000.00
PHA Wide	ADMINISTRATION-MOD COORD	1410		\$ 35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
	Subtotal			\$ 35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Fees and Costs	A/E Fees	1430		\$ 28,317.00	\$32,605.95	\$32,605.95	\$32,605.95
	CFP Update			\$ 5,000.00	\$5,000.00	\$5,000.00	5,000.00
	CFP Grant Management			\$ 6,000.00	\$1,711.05	\$1,711.05	\$1,711.05
	Subtotal			\$ 39,317.00	\$39,317.00	\$39,317.00	\$39,317.00

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

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Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator

Date (mm/dd/yyyy)

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

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

ref Handbook7485.3
 OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Funds Expended (2)
				Original	Revised (1)		
IL37-09	Update Exteriors & HVAC Systems	1460		\$ 268,864.00	\$268,864.00	\$268,864.00	\$268,864.00
	Subtotal			\$ 268,864.00	\$268,864.00	\$268,864.00	\$268,864.00
HA-Wide	Contingency	1502		\$ -	\$0.00	\$0.00	\$0.00
	Subtotal			\$ -	\$0.00	\$0.00	\$0.00
	Total			\$ 348,181.00	\$348,181.00	\$ 348,181.00	\$348,181.00

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

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator Date (mm/dd/yyyy)

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL37-7,8 &9	3/31/2002		12/31/2001	9/30/2003		9/30/2002	
1408	3/31/2002		9/30/2001	9/30/2003		9/30/2002	
1410	3/31/2002		9/30/2001	9/30/2003		9/30/2002	
1430	3/31/2002		9/30/2001	9/30/2003		12/31/2002	
1502	3/31/2002		12/31/2001	9/30/2003		12/31/2002	

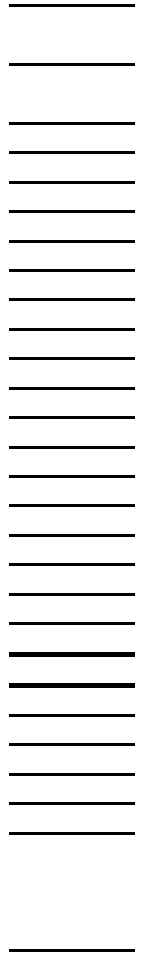
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator

(mm/dd/yyyy)



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6/6/2003

Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part 1 Summary

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

HA NAME MONTGOMERY COUNTY HOUSING AUTHORITY		Comprehensive Grant Number IL06PO3750101	FFY of Grant Approval 2001
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Program Year Ending 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2)	
		Original	Revised (1)		Expended	
1	Total Non-CGP Funds	\$0.00	\$0.00			
2	1406 Operations	\$8,300.00	\$8,300.00	\$8,300.00		\$8,300.00
3	1408 Management Improvements	\$28,000.00	\$28,000.00	\$28,000.00		\$28,000.00
4	1410 Administration	\$34,800.00	\$34,800.00	\$34,800.00		\$34,800.00
5	1411 Audit	\$0.00	\$0.00	\$0.00		\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00		\$0.00
7	1430 Fees and Costs	\$14,700.00	\$14,700.00	\$14,700.00		\$14,700.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00		\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00		\$0.00
10	1460 Dwelling Structures	\$231,000.00	\$231,000.00	\$231,000.00		\$231,000.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00		\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00		\$0.00
13	1475 Nondwelling Equipment	\$28,200.00	\$28,200.00	\$28,200.00		\$28,200.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00		\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00		\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00		\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00		\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$10,304.00	\$10,304.00	\$10,304.00		\$10,304.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$355,304.00	\$355,304.00	\$355,304.00		\$355,304.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00		\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00		\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00		\$0.00
23	Amount of line 19 Related to Conservation Measures	\$231,000.00	\$231,000.00	\$231,000.00		\$231,000.00

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

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Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director/Office American Programs Administrator	Date (mm/dd/yyyy)
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Annual Statement / Performance and Evaluation Report
 Part II : Supporting Pages
 Comprehensive Grant Program (CGP)

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Status of Proposed Funds Expended (2)
				Original	Revised (1)		
	Operations-REAC work items	1406		\$ 8,300.00	\$8,300.00	\$8,300.00	8,300.00
PHA Wide Management Improvements	Subtotal			\$ 8,300.00	\$ 8,300.00	\$8,300.00	8,300.00
	Resident Initiatives /HTN	1408		\$ 5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Commissioner/staff Training			\$ 11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
	Salary Study			\$ 4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
	Agency Plan Update			\$ 5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Utility Allowances update			\$ 2,500.00	\$2,500	\$2,500.00	\$2,500.00
	Subtotal			\$ 28,000.00	\$28,000.00	\$28,000.00	\$28,000.00
PHA Wide	ADMINISTRATION-MOD COORD	1410		\$ 34,800.00	\$34,800.00	\$34,800.00	\$34,800.00
	Subtotal			\$ 34,800.00	\$34,800.00	\$34,800.00	\$34,800.00
Fees and Costs	A/E Fees	1430		\$ 14,700.00	\$14,700.00	\$14,700.00	\$14,700.00
	Subtotal			\$ 14,700.00	\$14,700.00	\$14,700.00	\$14,700.00

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

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator Date (mm/dd/yyyy)

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

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

ref Handbook7485.3
 OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Funds Expended (2)
				Original	Revised (1)		
IL37-08	Update Exteriors & HVAC Systems	1460		\$ 91,500.00	\$91,500.00	\$91,500.00	\$91,500.00
IL37-07	Update Exteriors & HVAC Systems			\$ 139,500.00	\$139,500.00	\$139,500.00	\$139,500.00
	Subtotal			\$ 231,000.00	\$231,000.00	\$231,000.00	\$231,000.00
HA-Wide	Maintenance Vehicle & Tools	1475		\$ 28,200.00	\$28,200.00	\$28,200.00	\$28,200.00
	Subtotal			\$ 28,200.00	\$28,200.00	\$28,200.00	\$28,200.00
HA-Wide	Contingency	1502		\$ 10,304.00	\$10,304.00	\$10,304.00	\$10,304.00
	Subtotal			\$ 10,304.00	\$10,304.00	\$10,304.00	\$10,304.00
	Total			\$ 355,304.00	\$355,304.00	\$355,304.00	\$355,304.00

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

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator Date (mm/dd/yyyy)

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL37-7& 8	3/31/2003		12/31/2001	9/30/2004		12/31/2002	
1406	3/31/2003		9/30/2002	9/30/2004		9/30/2002	
1408	3/31/2003		3/31/2002	9/30/2004		6/30/2003	
1410	3/31/2003		3/31/2002	9/30/2004		12/31/2002	
1430	3/31/2003		9/30/2002	9/30/2004		6/30/2003	
1475	3/31/2002		3/31/2002	9/30/2004		6/30/2003	
1502	3/31/2003		12/31/2002	9/30/2004		6/30/2003	

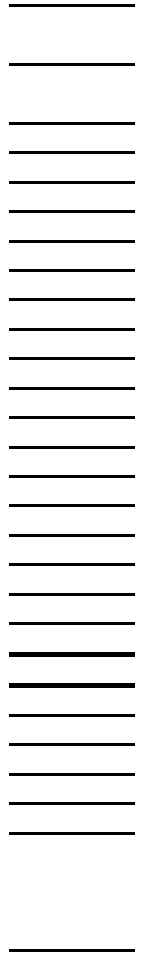
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator

(mm/dd/yyyy)



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6/30/2003

Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part 1 Summary

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

HA NAME MONTGOMERY COUNTY HOUSING AUTHORITY	Comprehensive Grant Number IL06PO3750102	FFY of Grant Approval 2002
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number Performance and Evaluation Report for Program Year Ending 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2)
		Original	Revised (1)		Expended
1	Total Non-CGP Funds	\$0.00	\$0.00		
2	1406 Operations	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
3	1408 Management Improvements	\$23,500.00	\$23,500.00	\$23,500.00	\$0.00
4	1410 Administration	\$34,800.00	\$34,800.00	\$34,800.00	\$31,429.83
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$25,225.00	\$25,225.00	\$25,225.00	\$17,001.88
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$201,000.99	\$201,000.99	\$201,000.99	\$108,979.86
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$35,274.01	\$35,274.01	\$35,274.01	\$35,274.01
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$7,871.00	\$7,871.00	\$7,871.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$337,671.00	\$337,671.00	\$337,671.00	\$192,685.58
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Conservation Measures	\$201,000.99	\$201,000.99	\$201,000.99	\$108,979.86

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

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

Signature of Executive Director	Date (mm/dd/yyyy)	Signature of Public Housing Director/Office American Programs Administrator	Date (mm/dd/yyyy)
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Annual Statement / Performance and Evaluation Report
 Part II : Supporting Pages
 Comprehensive Grant Program (CGP)

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

OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Statues of Proposed Funds Expended (2)
				Original	Revised (1)		
	Operations-REAC work items	1406		\$ 10,000.00	\$10,000.00	\$10,000.00	0.00
PHA Wide Management	Subtotal			\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	0.00
Improvements	Resident Initiatives /HTN	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Commissioner/staff Training			\$ 11,000.00	\$11,000.00	\$11,000.00	\$0.00
	Utility Allowances update			\$ 2,500.00	\$2,500.00	\$2,500.00	\$0.00
	Agency Plan Update			\$ 5,000.00	\$5,000.00	\$5,000.00	\$0.00
	Computer software upgrade			\$ 5,000.00	\$5,000.00	\$5,000.00	\$0.00
	Subtotal			\$23,500.00	\$23,500.00	\$23,500.00	\$0.00
PHA Wide	ADMINISTRATION-MOD COORD	1410		\$ 34,800.00	\$34,800.00	\$34,800.00	\$31,429.83
	Subtotal			\$ 34,800.00	\$34,800.00	\$34,800.00	\$31,429.83
Fees and Costs	A/E Fees	1430		\$ 25,225.00	\$25,225.00	\$25,225.00	\$17,001.88
	Subtotal			\$25,225.00	\$25,225.00	\$25,225.00	\$17,001.88

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

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator Date (mm/dd/yyyy)

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

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

ref Handbook7485.3
 OMB APPROVAL No. 2577-0157
 (exp. 3/31/2002)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Funds Obligated	Funds Expended (2)
				Original	Revised (1)		
IL037-010	Update Exteriors & HVAC Systems 13 units @ \$14,000/unit	1460	13	\$ 201,000.99	\$201,000.99	\$201,000.99	\$108,979.86
	Subtotal			\$201,000.99	\$201,000.99	\$201,000.99	\$108,979.86
IL037-012	Demolition	1485		\$ 35,274.01	\$35,274.01	\$35,274.01	\$35,274.01
	Subtotal			\$35,274.01	\$35,274.01	\$35,274.01	\$35,274.01
HA-Wide	Contingency	1502		\$ 7,871.00	\$7,871.00	\$7,871.00	\$0.00
	Subtotal			\$7,871.00	\$7,871.00	\$7,871.00	\$0.00
	Total			\$337,671.00	\$337,671.00	\$337,671.00	\$192,685.58

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

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator Date (mm/dd/yyyy)

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

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

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
IL37-010	3/30/2004		12/31/2002	9/30/2005			
IL37-012	3/30/2004		12/31/2002	9/30/2005		12/31/2002	
HA-Wide	3/30/2004		12/31/2002	9/30/2005			

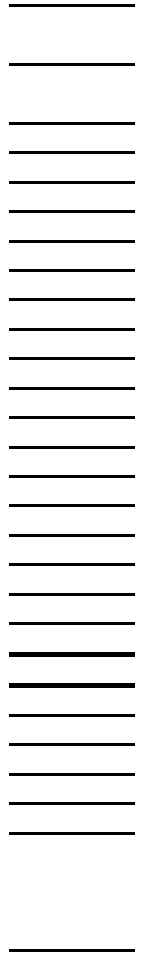
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Signature of Executive Director and Date

Signature of Public Housing Director/Office American Programs Administrator

(mm/dd/yyyy)



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