

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;">See Attachment # il030b02</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p style="text-align: center;">SCCHA does not propose to use any portion of its CFP to pay debt incurred to finance capital improvements</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">See Attachment # il030c02</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">See Attachment # il030c02</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">See Attachment # il030d02</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The St. Clair County Housing Authority (SCCHA) establishes the following criteria for substantial deviations and significant amendments to its Agency Plan:</p> <ul style="list-style-type: none"> • 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 five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attachment # il030e02</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attachment # il030f02</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attachment # il030g02</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attachment # n/a</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Attachment # il030h02</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Reference attached RAB Meeting Minutes for RAB recommendations and related analysis and discussion. Attachment # il030i02</p> <p>(g) Challenged Elements – There were no challenged elements.</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attachment # il030a02</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) - Attachment # il030b02</p>

Annual Statement/Performance and Evaluation Report				PAGE 1	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: St. Clair County Housing Authority FORMULA AMOUNT 6/30/06		Grant Type and Number Capital Fund Program Grant No: IL60P030501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006 REV. 5 LOCCS DEC 08	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	103,905	103,905	103,905	103,905
3	1408 Management Improvements	121,500	139,000	139,000	95,461
4	1410 Administration	195,231	195,231	195,231	195,231
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000	70,509	70,509	70,509
8	1440 Site Acquisition				
9	1450 Site Improvement	65,239	313,431	313,431	313,431
10	1460 Dwelling Structures	900,000	762,564	762,564	762,564
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	74,500	49,632	49,632	49,632
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
SIGNATURE PAGE 2					

Annual Statement/Performance and Evaluation Report

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

PHA Name: St. Clair County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL60P030501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: LOCCS DEC 2008 REV. 5
--	--	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 5)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	103,897	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,634,272	1,634,272	1,634,272	1,590,733
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Signature of Executive Director	Date	Signature of Public Housing Official	Date
---------------------------------	------	--------------------------------------	------

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 DEC 2008 REV. 5		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL30-01 Brooklyn	Building Rehabilitation	1460	18	900,000	762,564	762,564	762,564	Complete
IL30-03 Dupo	Site Improvements	1450	1	42,239	42,839	42,839	42,839	Complete
IL30-06 Centreville	Parking Rehabilitation/Site	1450	1	180,107	261,592	261,592	261,592	Complete
IL30-16 Belleville	Vehicle Replacement	1475	4	57,000	49,632	49,632	49,632	Complete
IL30-22 Millstadt	Parking Rehabilitation	1450	1	9,000	9,000	9,000	9,000	Complete
	Contingency	1502		57,000	0			

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 DEC 2008, REV. 5		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	ADMINISTRATIVE COSTS		TOTAL	195,231	195,231	195,231	195,231	Complete
	Director	1410	1	84,000				
	Project Manager	1410	1	53,409				
	Modernization Manager	1410	1	57,822				
	COST ALLOCATION METHODOLOGY							
	All administrative costs associated with the Capital Improvements Fund will be compiled using time sheets and charged to the CIF. Benefits on the salary expenses will also be charged to the CIF.							
	Positions as noted in the Plan will also be charged to the CIF budget and the appropriate allocation will be made in the operating budget.							
	All positions shown will be charged at 100%. CIF administrative expenses will be designated as noted above. If further information is required, contact David Wright, Modernization Director. A portion of salaries will be utilized for in-house A&E including inspections in lieu of contracting for such services.							

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 DEC 2008 LOCCS, REV. 5		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management staff professional development	1408		6,000	3,000	3,000	1,550	
Management	Technical services staff professional development	1408		6,000	6,000	6,000	4,744	
Improvements	Service coordination & support activities	1408		20,000	65,000	65,000	48,418	In progress
	Economic development	1408		0	0			
	Family self-sufficiency	1408		35,000	5,115.93	5115.93	5115.93	Complete
	Resident council development & training	1408		12,000	0			
	Drug elimination program	1408		40,000	57,384.07	57,384.07	33,133	In progress
	Computer software	1408		2,500	2,500	2,500	2,500	Complete
	Computers & related equipment	1475		17,500	0	0	0	
HA Wide	Architect & Engineering Services	1430		70,000	70,509	\$70,509	\$70,509	Complete

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

PHA Name: St. Clair County HA	Grant Type and Number Capital Fund Program No: IL06P030501-06 Replacement Housing Factor No:	Federal FY of Grant: 2006 REV. 5
-------------------------------	---	---

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	
IL30-01 Brooklyn	7/17/2008			07/17/2010			
IL30-03 Dupo	7/17/2008			07/17/2010			
IL30-06 Centreville	7/17/2008			07/17/2010			
IL30-08 Centreville	7/17/2008			07/17/2010			
IL30-16 Belleville	7/17/2008			07/17/2010			
HA Wide	7/17/2008			07/17/2010			

Signature of Executive Director	Date	Signature of Public Housing Official	Date
---------------------------------	------	--------------------------------------	------

Annual Statement/Performance and Evaluation Report

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

PHA Name: St. Clair County Housing Authority Formula Amount 8/27/2007	Grant Type and Number Capital Fund Program Grant No: IL60P030501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007 LOCCS DEC 2008 REV 3
--	--	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 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	158,737	158,737	158,737	158,737
3	1408 Management Improvements	126,500	115,500	52,270	28,641
4	1410 Administration	195,231	195,231	195,231	195,231
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000	70,000	69,540	69,540
8	1440 Site Acquisition				
9	1450 Site Improvement	223,835	372,491	360,792	310,319
10	1460 Dwelling Structures	730,000	660,209	620,209	472,603
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,500	61,624.57	59,363	59,363
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			

Annual Statement/Performance and Evaluation Report **PAGE 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: St. Clair County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL60P030501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	--	------------------------------

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no: 2)**
 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
19	1502 Contingency	126,990	0		
20	Amount of Annual Grant: (sum of lines 2 – 20)	1,633,793	1,633,793	1,516,142	1,294,434
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of Line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director _____	Date _____	Signature of Public Housing Official _____	Date _____
---------------------------------------	------------	--	------------

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL30-01 Brooklyn	Exterior Building Rehabilitation	1460	7	\$525,000	455,209	455,209	455,407.24	*revision pending
	Site Improvements	1450	1	\$151,606	151,606	151,606	151,606	
IL30-12 Brooklyn	Exterior Building Rehabilitation	1460	8	\$165,000	165,000	165,000	17,195	
	Site Improvements	1450	1	\$47,229	198,010	198,010	147,537	
IL30-16 Belleville	Fire System Upgrade	1460	2	\$40,000	40,000	0	0	
	Trash Upgrades	1450	2	\$25,000	7,167.28	4,718	4,718	
IL30-27 Belleville	Emergency Generator	1475	1	\$46,000	48,124.57	48,124.57	48,124.57	
	Site Improvements	1450	1	0	15,708.15	15,708.15	6,458.15	

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	ADMINISTRATIVE COSTS		TOTAL	195,231	195,231	195,231	195,231	
	Director	1410	1	84,000				
	Project Manager	1410	1	53,409				
	Modernization Manager	1410	1	57,822				
	COST ALLOCATION METHODOLOGY							
	All administrative costs associated with the Capital Improvements Fund will be compiled using time sheets and charged to the CIF. Benefits on the salary expenses will also be charged to the CIF.							
	Positions as noted in the Plan will also be charged to the CIF budget and the appropriate allocation will be made in the operating budget.							
	All positions shown will be charged at 100%. CIF administrative expenses will be designated as noted above. If further information is required, contact David Wright, Modernization Director. A portion of salaries will be utilized for in-house A&E including inspections in lieu of contracting for such services.							

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management staff professional development	1408		6,000	6,000	6,000	2,174	
Management	Technical services staff professional development	1408		6,000	6,000	720	720	
Improvements	Service coordination & support activities	1408		40,000	40,000	40,000	21,643	
	Economic development	1408		0	0			
	Family self-sufficiency	1408		5,000	5,000	5,000	3,555	
	Resident council development & training	1408		12,000	12,000			
	Drug elimination program	1408		40,000	40,000			
	Computer software	1408		17,500	6,500	549.70	549.70	
	Computers & related equipment	1475		2,500	13,500	11,238.85	11,238.85	
HA Wide	Architect & Engineering Services	1430		70,000	70,000	69,540	69,540	

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

PHA Name: St. Clair County HA	Grant Type and Number Capital Fund Program No: IL06P030501-07 Replacement Housing Factor No:	Federal FY of Grant: 2007
-------------------------------	---	----------------------------------

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	
IL30-01 Brooklyn	09/12/09			09/12/10			
IL30-12 Brooklyn	09/12/09			09/12/10			
IL30-16 Belleville	09/12/09			09/12/10			
HA Wide	09/12/09			09/12/10			

Signature of Executive Director	Date	Signature of Public Housing Official	Date
---------------------------------	------	--------------------------------------	------

Annual Statement/Performance and Evaluation Report

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

PHA Name: St. Clair County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 Dec 2008 LOCCS
FINAL FORMULA AMOUNT 05/07/08		

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	75,000		75,000	
3	1408 Management Improvements	121,500		1,471	1,471
4	1410 Administration	200,000		200,000	
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	70,000		68,500	
8	1440 Site Acquisition	0			
9	1450 Site Improvement	171,335			
10	1460 Dwelling Structures	155,000			
11	1465.1 Dwelling Equipment— Nonexpendable	540,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	176,837			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			

Annual Statement/Performance and Evaluation Report **PAGE 2**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: St. Clair County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	--	------------------------------

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
19	1502 Contingency	131,276			
20	Amount of Annual Grant: (sum of lines 2 – 20)	1,640,948		344,971	1,471
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of Line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director _____	Date	Signature of Public Housing Official _____	Date
---------------------------------------	------	--	------

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL30-01 Brooklyn	HVAC	1465	100	\$540,000				
IL30-06 Centreville	Site Improvements	1450	1	\$14,106				
IL30-08 Centreville	Site Improvements	1450	1	\$20,000				
IL30-10 Centreville	Site Improvements	1450	1	\$45,000				
	Security System Improvements	1475	9	\$159,337				
IL30-11 Alorton	Site Improvements	1450	1	\$37,229				
IL30-18 Swansea	Countertops	1460	16	\$20,000				
	Site Work	1450	1	\$35,000				

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL30-21 New Athens	Exterior Building Renovations	1460	9	\$80,000				
	Site Improvements	1450	1	\$20,000				
IL30-27 Belleville	Floor Replacement	1460	42	\$55,000				

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	ADMINISTRATIVE COSTS		TOTAL	200,000		200,000		
	Director	1410	1	86,000				
	Project Manager	1410	1	55,000				
	Modernization Manager	1410	1	59,000				
	COST ALLOCATION METHODOLOGY							
	All administrative costs associated with the Capital Improvements Fund will be compiled using time sheets and charged to the CIF. Benefits on the salary expenses will also be charged to the CIF.							
	Positions as noted in the Plan will also be charged to the CIF budget and the appropriate allocation will be made in the operating budget.							
	All positions shown will be charged at 100%. CIF administrative expenses will be designated as noted above. If further information is required, contact David Wright, Modernization Director. A portion of salaries will be utilized for in-house A&E including inspections in lieu of contracting for such services.							

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

PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL60P030501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management staff professional development	1408		6,000				
Management Improvements	Technical services staff professional development	1408		6,000				
	Resident Services Coordination & Technical Support Activities	1408		50,000		1,471	1,471	
	Family self-sufficiency	1408		5,000				
	Resident council development & training	1408		12,000				
	Drug elimination program	1408		40,000				
	Computer software	1408		2,500				
	Computers & related equipment	1475		17,500				
HA Wide	Architect & Engineering Services	1430		70,000		68,500		

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

PHA Name: St. Clair County HA	Grant Type and Number Capital Fund Program No: IL06P030501-08 Replacement Housing Factor No:	Federal FY of Grant: 2008
-------------------------------	---	----------------------------------

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	
IL30-01 Brooklyn	06/12/2010			06/12/2012			
IL30-06 Centreville	06/12/2010			06/12/2012			
IL30-08 Centreville	06/12/2010			06/12/2012			
IL30-10 Centreville	06/12/2010			06/12/2012			
IL30-11 Alorton	06/12/2010			06/12/2012			
IL30-18 Swansea	06/12/2010			06/12/2012			
IL30-21 New Athens	06/12/2010			06/12/2012			
IL30-27 Belleville	06/12/2010			06/12/2012			
HA Wide	06/12/10			06/12/2012			

Signature of Executive Director	Date	Signature of Public Housing Official	Date
---------------------------------	------	--------------------------------------	------

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
PROJECTED 2009 ANNUAL FUNDS (based on 2008 formula award)

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

Part I: Summary						
PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL060P03050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	328,190				
3	1408 Management Improvements	112,500				
4	1410 Administration (may not exceed 10% of line 21)	164,098				
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	64,000				
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	5,000	0	0	0	
10	1460 Dwelling Structures	949,692				
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	17,500	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL060P030501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,640,980			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 04/08/2009		Signature of Public Housing Director	
				Date	

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

Part II: Supporting Pages								
PHA Name: St. Clair County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL060P03050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL030000031 Centreville (08)	Exterior Door Replacement	1460	252	463,700				
IL030000022 Centreville (80)	Exterior Door Replacement	1460	32	75,000				
IL030000021 Centreville (10)	Exterior Door Replacement	1460	220	410,992				
IL030000061 Lebanon (14)	Site Work	1450	1	5,000				

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.

Part II: Supporting Pages								
PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL060P030501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PH Wide	Administration	1410		164,098				
PH Wide	Architect and Engineer	1430		64,000				
PH Wide	Operating	1406		328,190				
PH Wide	Management Improvements							
	Management Staff Professional Develop.	1408		3,000				
	Resident Service Coord & Tech Support	1408		50,000				
	Family Self-Sufficiency Program	1408		5,000				
	Resident Council Development & Training	1408		12,000				
	Drug Elimination	1408		40,000				
	Software	1408		2,500				
	Hardware	1475		17,500				

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: St. Clair County Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL030000031 Centreville (08)	09/2011*		09/2013*		
IL030000022 Centreville (80)	09/2011		09/2013		
IL030000021 Centreville (10)	09/2011		09/2013		
PH Wide	09/2011		09/2013		
	* Pending HUD's Assigned Dates				

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
AMERICAN RECOVERY AND REINVESTMENT ACT

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

Part I: Summary					
PHA Name: St. Clair County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S03050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	20,000			
4	1410 Administration (may not exceed 10% of line 21)	207,711			
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	99,500			
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	104,000			
10	1460 Dwelling Structures	1,615,905			
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	30,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: St. Clair County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S03050109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,077,116			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 04/08/2009		Signature of Public Housing Director	
				Date	

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

Part II: Supporting Pages								
PHA Name: St. Clair County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06S03050109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL030000052 Swansea (18)	Site Improvements	1450	1	104,000				
IL030000051 Belleville (16)	High Rise Roofing	1460	2	155,000				
IL030000021 Centreville (10)	Roof Replacement	1460	17	165,000				
IL030000031 Centreville (08)	Roof Replacement	1460	31	231,000				
IL030000022 Centreville (80)	Roof Replacement	1460	4	29,000				
IL030000021 Centreville (10)	AC & Electrical Demolition	1460	17	50,000				
IL030000031 Centreville (08)	AC & Electrical Demolition	1460	31	66,500				
IL030000022 Centreville (80)	AC & Electrical Demolition	1460	4	8,500				
IL030000021 Centreville (10)	Attic Insulation	1460	17	70,000				
IL030000031 Centreville (08)	Attic Insulation	1460	31	80,000				
IL030000022 Centreville (80)	Attic Insulation	1460	4	10,000				
IL030000021 Centreville (10)	Exterior Building Improvements	1460	17	287,171				
IL030000031 Centreville (08)	Exterior Building Improvements	1460	31	382,733				

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.

² To be completed for the Performance and Evaluation Report.

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011
il030b02

Part I: Summary						
PHA Name/Number IL060P030 St. Clair County Housing Authority		Locality (City/County & State) St. Clair County, IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY __2009__	Work Statement for Year 2 FFY __2010__	Work Statement for Year 3 FFY __2011__	Work Statement for Year 4 FFY _____2012_____	Work Statement for Year 5 FFY _____2013_____
B.	Physical Improvements Subtotal	Annual Statement	\$954,692	\$954,692	\$954,692	\$7,937,400
C.	Management Improvements		\$112,500	\$112,500	\$112,500	\$112,500
D.	PHA-Wide Non-dwelling Structures and Equipment		\$17,500	\$17,500	\$17,500	\$17,500
E.	Administration		\$164,098	\$164,098	\$164,098	\$164,098
F.	Other A&E		\$64,000	\$64,000	\$64,000	\$64,000
G.	Operations		\$328,190	\$328,190	\$328,190	\$328,190
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$1,640,980.00	\$1,640,980.00	\$1,640,980.00	\$8,623,688.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$1,640,980.00	\$1,640,980.00	\$1,640,980.00	\$8,623,688.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A	Development Number and Name	Work Statement for Year 1 FFY _2009__	Work Statement for Year 2 FFY ____2010____	Work Statement for Year 3 FFY __2011____	Work Statement for Year 4 FFY __2012____	Work Statement for Year 5 FFY __2013____	
	IL030000010 Brooklyn (01/09/12)	Annual Statement	\$124,000	0	\$45,000	\$760,000	
	IL030000021 Centreville (10)		\$15,000	0	\$115,000	\$1,985,000	
	IL030000022 Centreville (60/80)		\$9,500	\$418,000	\$292,980	\$1,624,200	
	IL030000031 Centreville (08/20)		\$13,000	0	\$26,000	\$2,048,600	
	IL030000032 Centreville (06)		\$22,500	\$257,672	\$291,672	\$1,039,600	
	IL030000041 Alorton (11)		0	\$140,000	0	0	
	IL030000051 Belleville (16)		\$75,000	0	\$30,000	0	
	IL030000052 Belleville & Swansea (27/18)		0	\$139,020	\$105,040	\$480,000	
	IL030000061 Washington Park, Lebanon, O'Fallon (17/14/24)		\$190,692	0	\$27,000	0	
	IL030000062 Millstadt, New Athens, Lenzburg, Marissa (22/13/21/19/07)		\$505,000	0	\$22,000	0	
			\$954,692.00	\$954,692.00	\$954,692.00	\$7,937,400.00	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2009__	Work Statement for Year: Two FFY ____2010__			Work Statement for Year: Three FFY ____2011__		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL03000010 Brooklyn (01) Utility Room Renovation	100	40,000	IL03000032 Centreville (06) Roof Replacement	16	96,000
Annual	IL03000032 Centreville (06) Upgrade Elevator	1	15,000	IL03000022 Centreville (60) Roof Replacement	26	164,000
Statement	IL03000032 Centreville (06) Security Upgrades	1	7,500	IL03000032 Centreville (06) Exterior Building Impv.	16	102,000
	IL03000022 Centreville (60) Security Upgrades	1	7,500	IL03000022 Centreville (60) Exterior Building Impv.	26	173,000
	IL03000031 Centreville (08) Security Upgrades	1	13,000	IL03000032 Centreville (06) Exterior Door Replacement	51	59,672
	IL03000022 Centreville (80) Security Upgrades	1	2,000	IL03000022 Centreville (60) Exterior Door Replacement	87	81,000
	IL03000021 Centreville (10) Security Upgrades	1	15,000	IL030000041 Alorton (11) Exterior Building Impv.	20	140,000
	IL03000010 Brooklyn (09) Window Replacement	9	60,000	IL03000052 Belleville (27) Exterior Building Impv.	10	139,020
	IL03000010 Brooklyn (12) Window Replacement	8	24,000			0
	IL03000062 New Athens (13) Interior Building Impv.	17	185,000			0
	IL03000051 Belleville (16) Upgrade Elevators	4	25,000			0
	IL03000051 Belleville (16) Security Cameras	2	50,000			0
	IL03000061 Wash. Park (17) Interior Building Impv.	32	190,692			0
	IL03000062 New Athens (21) Interior Building Impv.	17	160,000			0
	IL03000062 Millstadt (22) Interior Building Impv.	18	160,000			0
			0			0
			0			0
	Subtotal of Estimated Cost		\$954,692	Subtotal of Estimated Cost		\$954,692

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year Four FFY <u>2012</u>			Work Statement for Year: Five FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL03000010 Brooklyn 01 Kitchen and Bath Renov.	100	30,000	IL03000052 Belleville 27 Range Replacement	64	32,000
Annual	IL03000010 Brooklyn 09 Water Service Replacement	42	10,000	IL03000010 Brooklyn 01 Floor Removal & Replace.	100	500,000
Statement	IL03000010 Brooklyn 09 Stair Well Rehab	4	5,000	IL03000010 Brooklyn 01 Interior Wall Repair	100	260,000
	IL03000021 Centreville 10 Kitchen and Bath Renov.	110	30,000	IL03000032 Centreville 06 Electrical Panel Replacement	51	41,400
	IL03000021 Centreville 10 Storm Water Retention Upgd.	1	70,000	IL03000022 Centreville 60 Electrical Panel Replacement	87	41,400
	IL03000021 Centreville 10 Site Improvements	1	15,000	IL03000032 Centreville 06 Floor Removal & Replace.	51	345,000
	IL03000032 Centreville 06 Kitchen and Bath Renov.	51	15,000	IL03000022 Centreville 60 Floor Removal and Replace.	87	345,000
	IL03000022 Centreville 60 Kitchen and Bath Renov.	87	15,000	IL03000032 Centreville 06 Interior Wall Repair	51	193,200
	IL03000032 Centreville 06 Mechanical Upgrades	87	5,000	IL03000022 Centreville 60 Interior Wall Repair	87	193,200
	IL03000022 Centreville 60 Mechanical Upgrades	51	5,000	IL03000031 Centreville 08 Electrical Panel Replacement	126	75,600
	IL03000032 Centreville 06 Exterior Building Improve.	15	55,000	IL03000022 Centreville 80 Electrical Panel Replacement	16	9,600
	IL03000022 Centreville 60 Exterior Building Improve.	26	65,000	IL03000031 Centreville 08 Floor Removal & Replace.	126	630,000
	IL03000032 Centreville 06 Exterior Door Replacement	51	86,000	IL03000022 Centreville 80 Floor Removal & Replace.	16	80,000
	IL03000022 Centreville 60 Exterior Door Replacement	87	128,980	IL03000031 Centreville 08 Interior Wall Repairs	126	352,000
	IL03000032 Centreville 06 HVAC	51	75,000	IL03000022 Centreville 80 Interior Wall Repairs	16	45,000
	SUBTOTAL		609,980	IL03000021 Centreville 10 Electrical Panel Replacement	110	66,000
	Subtotal of Estimated Cost		\$Continued next page	Subtotal of Estimated Cost		Continued next page

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year Four FFY 2012			Work Statement for Year: Five FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL030000022 Centreville 60 HVAC	87	75,000	IL030000021 Centreville 10 Floor Removal & Replace.	110	550,000
Annual	IL030000032 Centreville 06 Mechanical Room Rehab.	51	55,672	IL030000021 Centreville 10 Interior Wall Repair	110	308,000
Statement	IL030000031 Centreville 08 Kitchen and Bath Renov.	126	26,000	IL030000021 Centreville 10 Exterior Building Improve.	17	46,000
	IL030000022 Centreville 80 Kitchen and Bath Renov.	16	4,000	IL030000031 Centreville 20 Kitchen & Bath Renovation	8	56,000
	IL030000062 Lenzburg 19 Site Improvements	1	7,000	IL030000052 Belleville 27 Kitchen & Bath Renovation	64	448,000
	IL030000061 Lebanon 14 Site Improvements	1	5,000	IL030000032 Centreville 06 Window Replacement	51	230,000
	IL030000061 Lebanon 14 Exterior Building Rehab.	13	5,000	IL030000022 Centreville 60 Window Replacement	87	390,000
	IL030000062 Marissa 07 Site Improvements	1	10,000	IL030000031 Centreville 08 Window Replacement	126	470,000
	IL030000062 Millstadt 22 Site Improvements	1	5,000	IL030000022 Centreville 80 Window Replacement	16	60,000
	IL030000061 WashPark 17 Site Improvements	1	12,000	IL030000021 Centreville 10 Window Replacement	110	240,000
	IL030000051 Belleville 16 Mechanical Upgrades	2	10,000	IL030000032 Centreville 06 Siding Replacement	16	230,000
	IL030000051 Belleville 16 Site Improvements	3	15,000	IL030000022 Centreville 60 Siding Replacement	26	400,000
	IL030000051 Belleville 16 Security Upgrades	2	5,000	IL030000031 Centreville 08 Siding Replacement	31	465,000
	IL030000061 OFallon 24 Site Improvements	1	5,000	IL030000022 Centreville 80 Siding Replacement	4	60,000
	IL030000052 Swansea 18 Interior Building Improve.	16	105,040	IL030000021 Centreville 10 Siding Replacement	17	775,000
		SUBTOTAL for page	344,712			
		Subtotal of Estimated Cost	\$954,692		Subtotal of Estimated Cost	\$7,937,400

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year __Two__ FFY __2011__		Work Statement for Year: __Three_ FFY __2011__	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Administration (10%) 1410	164,098	Administration (10%) 1410	164,098
Annual	Architect & Engineering Service 1430	64,000	Architect & Engineering Service 1430	64,000
Statement	Operating Fund (20%) 1406	328,190	Operating Fund (20%) 1406	328,190
	Management Improvements 1408	112,500	Management Improvements 1408	112,500
	Management Staff Professional Development \$3000	0	Management Staff Professional Development \$3000	0
	Resident Service Coordination & Technical Support Activities \$50,000	0	Resident Service Coordination & Technical Support Activities \$50,000	0
	Family Self-Sufficiency Program \$5,000	0	Family Self-Sufficiency Program \$5,000	0
	Resident Council Development & Training \$12,000	0	Resident Council Development & Training \$12,000	0
	Drug Elimination Program \$40,000	0	Drug Elimination Program \$40,000	0
	Software \$2,500	0	Software \$2,500	0
	MI/Non Dwelling Equipment 1475	17,500	MI/Non Dwelling Equipment 1475	17,500
	Hardware \$17,500	0	Hardware \$17,500	0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
	Subtotal of Estimated Cost	\$686,288	Subtotal of Estimated Cost	\$686,288

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year ____Four_____ FFY ____2012____		Work Statement for Year: ____Five_____ FFY ____2013____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Administration (10%) 1410	164,098	Administration (10%) 1410	164,098
	Architect & Engineering Service 1430	64,000	Architect & Engineering Service 1430	64,000
	Operating Fund (20%) 1406	328,190	Operating Fund (20%) 1406	328,190
	Management Improvements 1408	112,500	Management Improvements 1408	112,500
	Management Staff Professional Development \$3000	0	Management Staff Professional Development \$3000	0
	Resident Service Coordination & Technical Support Activities \$50,000	0	Resident Service Coordination & Technical Support Activities \$50,000	0
	Family Self-Sufficiency Program \$5,000	0	Family Self-Sufficiency Program \$5,000	0
	Resident Council Development & Training \$12,000	0	Resident Council Development & Training \$12,000	0
	Drug Elimination Program \$40,000	0	Drug Elimination Program \$40,000	0
	Software \$2,500	0	Software \$2,500	0
	MI/Non Dwelling Equipment 1475	17,500	MI/Non Dwelling Equipment 1475	17,500
	Hardware \$17,500	0	Hardware \$17,500	0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
		0		0
	Subtotal of Estimated Cost	\$686,288	Subtotal of Estimated Cost	\$686,288

Attachment #9 - 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	Si-ze	Loca-tion
Income <= 30% of AMI	8,468	5	5	5	5	5	5
Income >30% but <=50% of AMI	4,791	4	4	4	4	4	4
Income >50% but <80% of AMI	6,751	3	3	3	3	3	3
Elderly	5,345	3	3	3	3	3	3
Families with Disabilities	2,001	5	5	5	5	5	5
Race/Ethnicity White	15,880	3	3	3	3	3	3
Race/Ethnicity Black	2,649	4	4	4	4	4	4
Race/Ethnicity Other	1,481	3	3	3	3	3	3
Race/Ethnicity							

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: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: National Low Income Housing Coalition "Out of Reach" September 2000
- Other sources: (list and indicate year of information)

Estimate for "Families with Disabilities" based upon information from the "Living Independently Now Center" (LINC) indicating that approximately 10% of the population suffers from a disability that impacts housing choices.

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 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,922	100%	12-15%
Extremely low income <=30% AMI	2,472	84%	
Very low income (>30% but <=50% AMI)	379	13%	
Low income (>50% but <80% AMI)	77	3%	
Families with children	1,889	65%	
Elderly families	101	3%	
Families with Disabilities	552	19%	
Race/ethnicity White	478	16%	
Race/ethnicity Black	2,444	84%	
Race/ethnicity Other	93	3%	
Race/ethnicity – Hispanic	178	6%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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 checked="" type="checkbox"/> Public Housing (combination of all site-based wait lists)			
<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	2,228	100%	15%
Extremely low income <=30% AMI	1,863	84%	
Very low income (>30% but <=50% AMI)	262	12%	
Low income (>50% but <80% AMI)	55	2%	
Families with children	1,341	60%	
Elderly families	158	7%	
Families with Disabilities	718	13%	
Race/ethnicity White	412	18%	
Race/ethnicity Black	1,766	79%	
Race/ethnicity Other	68	3%	
Race/ethnicity – Hispanic	147	8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	825	41%	
2 BR	884	40%	
3 BR	440	20%	
4 BR	71	4%	
5 BR	7	<1%	
5+ BR			
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			

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)

-Support the efforts of others to increase the number of affordable housing units.

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)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

i103002

ANNUAL PLAN

STATUS REPORT – FEBRUARY 2009

Goal: Develop Asset Management Systems and adopt Project Based Budgeting Process to assess each public housing “property” financial performance and viability.

Status: *Notable Progress.* FYE-08 Operating Budget compiled using Asset Management Approach. Public Housing Development groupings (AMPs) have been established. Further enhancement and refinement of the process will be necessary to achieve full compliance. Finance Department staff regularly consults with Certified Public Accountant (CPA) for advice and counsel aimed toward achieving full compliance with statutory requirements. HUD has yet to issue all applicable regulations and guidance materials, but substantial progress has been achieved.

Goal: Continue to utilize Capital Fund Program to upgrade / modernize the public housing stock.

Status: *Notable Progress.* Full expenditure of Capital Fund allocations on timely basis achieved. Majority of Capital Fund expenditures during Fiscal year ending 2009 were designated for final phases of extensive exterior renovation project at the Thomas Terry Apartments in Brooklyn. The majority of CFP funding anticipated during the fiscal year ending 2010 period will be targeted toward much needed exterior improvements at the Centreville development #30-08.

Goal: Through partnerships with local law enforcement and prevention program service providers and other initiatives, reduce the level of drug-related crime in the targeted developments to a level equal to or less than the surrounding neighborhoods.

Status: *Limited Progress.* SCCHA enjoys cooperative relationships with the police departments in the targeted developments (Centreville, Alorton, Brooklyn). Drug-related and other crimes remain a problem in the developments, but the primary cause is the general lack of resources available to local law enforcement. The local police are providing a level of service considered substantially equivalent to the surrounding neighborhoods, but it remains insufficient to adequately address the community-wide drug-related crime problem. SCCHA has achieved positive results by staffing a part-time “Law Enforcement Liaison” position to coordinate activities with local police departments and other law enforcement entities and to work cooperatively with probation and parole officials to ensure that probationers and parolees (for drug related and/or violent crimes) are not released to public housing locations.

Goal: Develop local homebuyer assistance program serving public housing residents and Section 8 participants (subject to fund availability).

Status: *Limited Progress.* A “Homeownership Administrative Plan” for the Section 8 Housing Choice Voucher Program has been developed and approved. “First Time Homebuyer” classes have been offered in cooperation with the local grants department and contracted housing counseling agency. Additional future classes are desired, but

subject to staffing constraints and availability of local resources. A number of public housing residents and Section 8 participants have received assistance under the local grants department(s) homebuyer assistance programs, but SCCHA has not provided financial assistance directly to any households due to lack of available funds under both the public housing and Section 8 Programs.

Goal: Revise Section 8 Administrative Plan to provide for Project-Based Vouchers (PBV) to address local housing needs.

Status: **Goal Achieved.** Administrative Plan revisions have been completed and approved by HUD. SCCHA issued first Request For Proposals and application for ten (10) PBV units targeted for 3 bedroom single family homes received HUD approval. Final contract execution complete.

FIVE-YEAR PLAN

STATUS REPORT – FEBRUARY 2009

HUD Strategic Goal: Expand the supply of assisted housing by reducing public housing vacancies and leveraging private or other public funds to create additional housing opportunities.

Status: *Limited Progress.* Public housing occupancy rates remained fairly steady for plan years 1-3 averaging between 95% - 97%, but dropped to the 93% range during plan year 4 (2008). The number of move-outs reached a record high in 2008. It has required tremendous effort on the part of staff to keep occupancy rates at 93% or higher. Organizational changes have been implemented (i.e. establishment of vacant unit work crew with designated Foreman) in an attempt to increase occupancy levels and reduce vacant unit turnover time. However, the number of vacant units in 2008 prohibited continued progress toward the goal of 97% or higher occupancy rates. All available resources will be directed toward the effort of reducing the number of vacant units and increasing occupancy rates.

Affordable housing opportunities, particularly for the senior citizens, have expanded locally as several new federally assisted and/or State administered tax-credit properties have come on-line in recent years. SCCHA will continue its efforts to increase the supply of affordable housing through cooperative efforts with public and private partners, when the opportunity is available.

HUD Strategic Goal: Improve the quality of assisted housing through: improved PHAS scores for public housing program and SEMAP scores for Section 8 Program; increased customer satisfaction; renovating public housing units; and development of project-based budgeting and asset management approach to public housing operations.

Status: *Progress Achieved.* PHAS scores have remained in high 80's, resulting in "standard performer" designation. Vacancy days and unit turn-around time have been the major obstacles to achieving a higher PHAS score in the public housing program. SEMAP scores for the Section 8 HCVP have also resulted in a "standard performer" designation in recent years. The drop in score (compared to earlier years) was the result of three factors: 1) determination through financial, internal and HUD audits that less than an 80% accuracy rate was being achieved in rent determinations; 2) failure to obtain a 95% successful reporting rate in HUD's PIC system by 6/30/06, and; 3) HAP expenditure levels below 95% of funding. In regards to the PIC submission rates, the 95% submission rate was achieved by the 9/30/06 reporting period and has been maintained for all subsequent reporting periods. It is anticipated that the 95% successful submission rate will be maintained. A corrective action plan (CAP) for increasing the accuracy rate in Section 8 HCVP rent determinations has been developed in conjunction with HUD and is being implemented with monthly progress reports submitted to the HUD Office. The key components are staff training, independent proficiency testing and certification, and internal audits. It is anticipated that rent determination / income

projection accuracy rates of greater than 80% will be achieved by fiscal year end, resulting in higher SEMAP scores and no further need for monthly CAP progress reports to HUD. Additionally, HAP expenditures have increased to 100% of monthly HAP funding levels as of January 2009 and is expected to continue at this level through fiscal year end --- again having a positive impact on SEMAP scores.

Historically, Resident Assessment and Satisfaction Survey reports reflect high satisfaction rates in areas of maintenance and services. Scores in communication, safety and neighborhood appearance have traditionally remained below 75% target level. A follow-up Plan was developed to increase satisfaction scores in these areas. The resident survey process has been suspended by HUD.

Full expenditure of Capital Fund allocations on timely basis is routinely achieved. Majority of Capital Fund grants in 2008 allocation were designated on final phase of extensive exterior improvement program designed to ensure continued long-term viability of the Thomas Terry Apartments in Brooklyn. Projected CFP funding in 2009 will primarily target 30-8 and 30-10 properties in Centreville. Project-based budgeting and asset management approach to public housing operations are in initial implementation stage with further refinement and development activities anticipated to continue into fiscal year 2010 and beyond.

HUD Strategic Goal: Increase assisted housing choices through provision of voucher mobility counseling, outreach efforts to potential voucher landlords, implementation of voucher homeownership program, public housing resident homebuyer assistance program, and implementation of public housing site based waiting lists.

Status: *Mixed Results:* Housing Choice Voucher Program is now operating at level close to financial capacity. Activities related to establishing a Voucher Homeownership program and public housing resident homebuyer assistance program have been placed on hold due to re-organization and downsizing necessary as a result of reduced funding levels and other operational priorities. First-time homebuyer classes have been made available to public housing and Section 8 participants. Several assisted households have utilized existing community programs and Family Self-Sufficiency Program escrow disbursements to purchase homes. Public housing site based waiting list program has been successfully implemented and administered.

HUD Strategic Goal: Improve community quality of life and economic vitality through implementation of: measures to deconcentrate poverty by bringing higher income public housing households into lower income developments; public housing security improvements; designation of developments for particular resident groups, and continued aggressive applicant screening and resident lease enforcement efforts.

Status: *Notable Progress.* The deconcentration analysis completed in February 2007 documented that no public housing properties had average household income levels outside the acceptable range (85% - 115% of average PHA-wide income). The 2008 analysis identified one concentrated development; the Ernest Smith Sr. Apartments in

Centreville. The 2009 analysis indicated that no property had income concentrations outside the acceptable range (85% to 115% of overall average). Various public housing security improvements have been implemented (i.e. security cameras, cooperative arrangements with local law enforcement, staffing of part-time Law Enforcement Liaison position, etc.). HUD approval of SCCHA's Designation Plan was received May 2005 and the plan was been fully implemented. Aggressive applicant screening and resident lease enforcement efforts continue. Waiting list preferences have been established for applicants who are employed and/or are in job training / education programs.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals by: increasing the number and percentage of employed persons in assisted families; providing or attracting supportive services to improve assistance recipients' employability and/or to increase independence for the elderly or families with disability.

Status: Progress Achieved. Thirty-five percent (35%) of public housing families reported earned incomes in 2008. That number increased to 38% in February 2009. Due to lack of funds and poor performance, SCCHA discontinued service contracts with job training service providers funded by Mid-America Work Force Investment Board. The original intent was to encourage recruitment among public housing residents and Section 8 participants. Public Housing Service Coordinator works to meet the needs of elderly and families with disabilities to increase independence. The Family Self-Sufficiency (FSS) Program remains operational with a residual caseload of less than 10 households. Most FSS activities have been suspended since FYE-2007 due to the position not being staffed as a result of re-organization/down sizing effort resulting from reduced funding levels. At the present, plans call for the phasing out of the FSS program as existing contracts terminate.

HUD Strategic Goal: Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing and provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Status: Progress Achieved. SCCHA continues to operate and/or administer all programs and services in a non-discriminatory manner.

il030d02

RESOLUTION #09-02

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7-1-09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

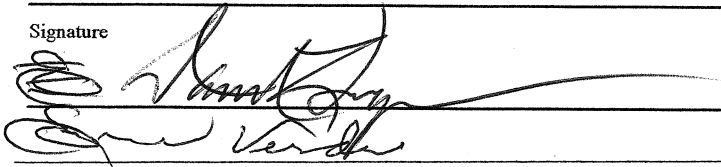
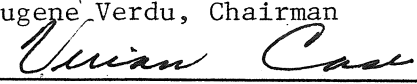
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

St. Clair County Housing Authority
 PHA Name

IL030
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__
 Annual PHA Plan for Fiscal Years 20 09 - 20 10

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
David L. Wagner	Executive Director
Signature	Date
	4-8-09
Eugene Verdu, Chairman	4-8-09
	Date
Previous version is obsolete	4-8-09
Page 2 of 2	Date
Vivian Cash, Secretary	

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

St. Clair County Housing Authority

IL030

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	David L. Wagner	Title	Executive Director
Signature		Date	4/8/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

St. Clair County Housing Authority

Program/Activity Receiving Federal Grant Funding

Operating Budget, Capital Improvements Program, and Public Housing Drug Elimination Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

- | | | | |
|--------------------|---------------------|-------------------------|--------------------|
| IL30-1 Brooklyn | IL30-9 Brooklyn | IL30-17 Washington Park | IL30-27 Belleville |
| IL30-2 Marissa | IL30-10 Centreville | IL30-18 Swansea | IL30-28 Lenzburg |
| IL30-3 Dupo | IL30-11 Alorton | IL30-19 Lenzburg | |
| IL30-5 Smithton | IL30-12 Brooklyn | IL30-20 Centreville | |
| IL30-6 Centreville | IL30-13 New Athens | IL30-21 New Athens | |
| IL30-7 Marissa | IL30-14 Lebanon | IL30-22 Millstadt | |
| IL30-8 Centreville | IL30-16 Belleville | IL30-24 O'Fallon | |

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

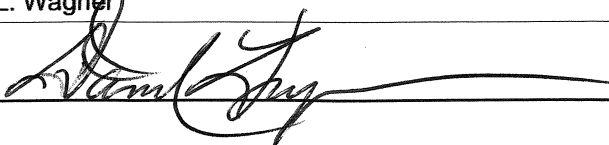
Name of Authorized Official

David L. Wagner

Title

Executive Director

Signature



Date

4/8/09

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

St. Clair County Housing Authority

Program/Activity Receiving Federal Grant Funding

Operating Budget, Capital Improvements Program, and Public Housing Drug Elimination Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

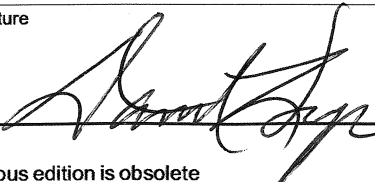
Name of Authorized Official

David L. Wagner

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/8/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

St. Clair County Housing Authority

Program/Activity Receiving Federal Grant Funding

Operating Budget, Capital Improvements Program, and Public Housing Drug Elimination Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

- | | | | |
|--------------------|---------------------|-------------------------|--------------------|
| IL30-1 Brooklyn | IL30-9 Brooklyn | IL30-17 Washington Park | IL30-27 Belleville |
| IL30-2 Marissa | IL30-10 Centreville | IL30-18 Swansea | IL30-28 Lenzburg |
| IL30-3 Dupo | IL30-11 Alorton | IL30-19 Lenzburg | |
| IL30-5 Smithton | IL30-12 Brooklyn | IL30-20 Centreville | |
| IL30-6 Centreville | IL30-13 New Athens | IL30-21 New Athens | |
| IL30-7 Marissa | IL30-14 Lebanon | IL30-22 Millstadt | |
| IL30-8 Centreville | IL30-16 Belleville | IL30-24 O'Fallon | |

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

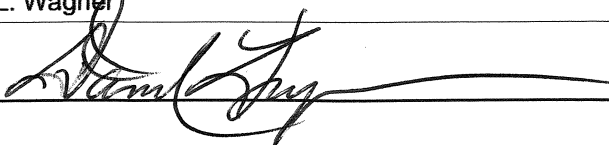
Name of Authorized Official

David L. Wagner

Title

Executive Director

Signature



Date

4/8/09

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

St. Clair County Housing Authority

Program/Activity Receiving Federal Grant Funding

Operating Budget, Capital Improvements Program, and Public Housing Drug Elimination Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

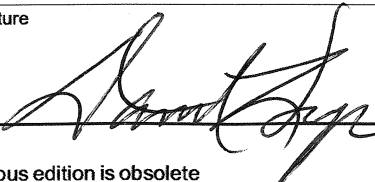
Name of Authorized Official

David L. Wagner

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/8/09

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input checked="" type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known:</i> O Congressional District, <i>if known:</i> 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, <i>if known:</i>	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, <i>if applicable:</i> N	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> E	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>David L. Wagner</u> Title: <u>Executive Director</u> Telephone No.: <u>(618) 277-3290</u> Date: <u>4/8/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Resident Advisory Board Meeting
January 14, 2009
Minutes

The annual **meeting** of the Resident Advisory Board for the St. Clair County Housing Authority's Comprehensive Agency Plan was convened on January 14, 2009 at the Central Office, Belleville, IL.

The meeting was called to order by Earline Jenkins, Chairman. Those members present are recorded on the attached sign-in sheet. Ms. Jenkins welcomed those in attendance and asked Mr. McLean to present the agenda items.

Mr. McLean reported that after a considerable delay involving three submissions the 2008 Agency Plan Update had received HUD approval, distributing a copy of the approval notice.

A motion was made, seconded, and passed to approve the minutes of the April 2, 2008 meeting.

In regards to membership, the strong representation of the public housing and Section 8 HCV programs was noted. It was further noted that the current membership roster includes representatives from the multi-family housing programs administered by SCCHA. Upon discussion a motion was made, seconded, and passed not to undertake any recruitment efforts for additional members for the 2009 plan cycle.

The Administrative Plan for the RAB was reviewed in detail. No need for changes was identified so the document will remain unchanged for the 2009 plan cycle.

The following slate of officers were duly nominated and re-elected for the 2009 Agency Plan Update cycle:

Chairman, Earline Jenkins, Bel-Plaza II Apartments, Belleville
Vice-Chairman, Lucille Rains, Bel-Plaza I Apartments, Belleville
Secretary, Jessie Hooper, Section 8 Participant

The proposed meeting schedule for the 2009 update cycle was presented and reviewed. Mr. McLean noted that the draft agency plan needs to be complete by February 21st to meet the 45 advance notice requirement for the public hearing to be held April 6th, 2009.

An advance copy of the utility allowance schedule and accompanying resident notice for the Public Housing Program was reviewed and discussed. The resident comment period will run from February 1st through March 31st. The schedule will be approved at the meeting in April with an anticipated effective date of May 1st.

The utility allowance schedule for the Section 8 HCVP Program was reviewed and discussed. Mr. McLean noted that SCCHA had contracted for the development and preparation of both the public housing and Section 8 utility allowance schedules with a company named the Nelrod

Corporation. It was mentioned that the Section 8 UAS was reduced from five separate schedules to four, with the townhouse building type being combined with the semi-detached or duplex schedule. The Section 8 schedule does not require a resident comment period and will be effective March 1st.

Mr. McLean distributed an advanced copy of the current draft version of the Capital Fund Program Five Year Plan to the members for their review. The 5 Year Plan will be an agenda item at the next meeting.

The next scheduled meeting date was noted as Wednesday, January 28th at 10:00 a.m.

Chairman Jenkins adjourned the meeting at approximately 12:00 noon. Lunch was provided for the members.

Prepared by: *Larry R. McLean* Date: January 20, 2009
Larry McLean, Deputy Director

Authorized by: *Jessie Hooper* Date: February 11, 2009
Jessie Hooper, Secretary

Resident Advisory Board
Regular Meeting
February 11, 2009
Minutes

The regular meeting of the Resident Advisory Board (RAB) for the St. Clair County Housing Authority's Comprehensive Agency Plan was convened on February 11, 2009 at the Central Office, Belleville, IL.

The meeting was called to order by Lucille Rains, Vice-Chairman, with the members present recorded on the attached sign-in sheet. Larry McLean, Deputy Director, welcomed those in attendance.

A motion was made, seconded, and passed to approve the minutes of the January 14th meeting.

David Wright, Modernization Director, briefed the members on the status of the Capital Fund Program (CFP). The first hand-out summarized the status of the physical work items funded in 2007. Mr. Wright noted that with the exception of two work items, Fire System Upgrade at the Bel-Plaza I & II buildings (which is in the bid process) and the trash area upgrades at Bel-Plaza II (which is under contract), all other projects have been completed [which include final stage of exterior building rehabilitation in Brooklyn (30-12); site improvements in Brooklyn (30-1 & 12), and Belleville (30-27)]. Funded work items in 2008 are for the most part in the planning / engineering stage. Exceptions are HV/AC replacement in Brooklyn, exterior renovations and site improvements in New Athens (30-21) and flooring replacement in Belleville (30-27), which are under contract (as of the Board of Commissioners meeting earlier today). Reference the second hand-out.

The proposed Five Year Plan was reviewed, with Mr. Wright explaining that the document would be sent to all public housing residents for review and comment. The comment period will run through and includes the public hearing that is scheduled for April 6th. The members were encouraged to review the document and discuss it at their resident council meetings (as applicable). The residents were encouraged to submit comments in writing, particularly if there are major systems or property-wide conditions that need addressed that are missing from the plan. There were several comments and much discussion regarding the 5 Year Plan and various conditions at the properties, including, but not necessarily limited to:

- The problem with rain water entering the units in Brooklyn through the kitchen doors (after the renovations which included the removal of the storm doors). Mr. Wright noted that the front exterior doors had weather-stripping installed at the bottom as part of the renovation. The issue will be addressed through consultation with the modernization and maintenance departments with a resolution implemented.
- The need for "lever type" handles on faucets and doors in senior units was noted. Mr. Wright said that he would take the issue under advisement from a modernization

perspective and Mr. McLean indicated that he would share the comments with the Maintenance Director, adding that individual residents that had difficulty operating doors and/or faucets due to handicap or disability could submit a request for replacement to lever type equipment under the “reasonable accommodation” provisions. One member noted that she purchased the lever type faucet and had her son install it. Another member asked if the resident purchased the faucet would maintenance install it? Mr. McLean stated that he did not want to speak for the Maintenance Director without consultation, but encouraged any resident wanting to do this to use the “alteration request” form to obtain a determination.

- The suggestion that grab bars be installed in the bathrooms of all units designated for elderly and/or disabled occupancy was noted by a member. Mr. Wright indicated that he would take the suggestion under advisement.
- The benefit of having “walk-in” bathtubs / showers for senior and/or disabled designated units was also noted. Mr. McLean concurred, but noted that engineers have assured SCCHA personnel that the bathrooms renovated as part of major modernization meet 504 accessibility requirements and that the cost to retro-fit bathrooms with this feature under a reasonable accommodation request has been determined “cost prohibitive.”

Mr. Wright thanked the group for the informative and helpful discussion and encouraged them to encourage the residents they represent to submit written comments on the plan, especially if they feel that there are physical deficiencies missing from the plan.

Nancy Schmidt, Finance Director, gave a presentation to the members regarding Housing Authority financial matters. The members were provided with a summary of Financial Resources (which notes FYE-6/30/09 budgeted amounts for public housing operation fund, public housing capital fund, Section 8 HAP and Admin Fees, and other income sources), a budget report for the Central Office and Maintenance Cost Centers along with the 10 property groupings or AMPs (Asset-based Management Property), and the Section 8 HCVP Program budget (all for FYE-6/30/09). Mr. McLean and Ms. Schmidt noted the many ways that HUD’s required conversion to AMPs budgeting / accounting was changing the way SCCHA operates.

The waiting list summaries, with demographic breakdowns, for both the Public Housing and Section 8 HCVP were provided to the members. Mr. McLean noted that the number of applicants is way down this year compared to prior years as a result of the wait list update undertaken in 2008.

Mr. McLean noted that the meeting scheduled for January 28 was cancelled due to inclement weather and in consultation with Chairman Jenkins it was decided that because of time constraints that the meeting would not be rescheduled. The result is the RAB will have one less meeting to review the various components of the Agency Plan. Mr. McLean reported that the meeting packet contained the thirteen “Required Elements” and that with the exception of a few “highlight” comments the various elements would not be reviewed / discussed individually. Mr.

McLean noted that there were no major changes in any of the elements and encouraged the members to review the documents at their leisure and to follow-up with any questions they may have at the next meeting. It was noted that this would be a necessary approach through this plan cycle given the volume of material to cover and the meeting schedule.

Mr. McLean advised the members that the public housing Family Self-Sufficiency program was being phased-out due to funding constraints and the need to focus on HUD's performance evaluation criteria (i.e. vacant unit count & turnover, improved accuracy in income projections & rent determinations, etc.).

The various members made inquiries / observations regarding:

- The exterior lights under the canopies in the parking lot at Bel-Plaza I are not functioning properly (the timers are off and frequently have to be re-set by Norman Rains). The report will be forwarded to the Maintenance Director for resolution.
- A request for a copy of the list of improvements and contract costs for the Gwendolene Court property was requested (Mr. McLean indicated that it would be provided to Ms. Riesch).
- It was reported that residents / visitors are leaving the exterior doors at the end of the hallways at Bel-Plaza II propped open. Mr. McLean noted that these doors were equipped with "buzzers" that should ring continuously if left open. Follow-up investigation would be undertaken.
- It was recommended that the stoves at Amber Court be replaced due to age and the increasing number of malfunctions.

It was noted that the next meeting was scheduled for 10:00 a.m., Friday, February 20th.

The meeting was adjourned at approximately 12:00 noon for lunch.

Prepared by: *Larry McLean* Date: February 13, 2009
Larry McLean, Deputy Director

Authorized by: *Jessie Hooper* Date: February 20, 2009
Jessie Hooper, Secretary

Resident Advisory Board
Regular Meeting
February 20, 2009
Minutes

The regular meeting of the Resident Advisory Board (RAB) for the St. Clair County Housing Authority's Comprehensive Agency Plan was convened on February 20, 2009 at the Central Office, Belleville, IL.

The meeting was called to order by Earline Jenkins, Chairman, with the members present recorded on the attached sign-in sheet. Larry McLean, Deputy Director, welcomed those in attendance.

A motion was made, seconded, and passed to approve the minutes of the February 11th meeting as revised as suggested by Kay Riesch to include the comment regarding the need to replace the stoves at Amber Court due to age and malfunction.

Under old business, Mr. McLean asked if any members had any questions discussed at the prior meeting. There were no questions.

The draft Management Needs Assessment and related Five Year CFP Management Improvement budget projections were reviewed and discussed. Mr. McLean noted that one of the most important challenges facing the Public Housing Program is the number of vacancy days and average unit turn-around time. Mr. McLean noted that SCCHA anticipates losing approximately \$275,000 during the upcoming fiscal year in potential operating subsidy as a result of vacancy days that exceed 3% in the various AMPS. There was a wide ranging discussion of the complex and varied factors that influence vacancies (i.e. lease enforcement, tenant selection, etc., etc.).

It was explained that the CFP Management Improvement funding allows the continuation of the Senior Services Program (which employs Mary Miller and Shirley Carriger) and the Family Resource Centers serving the Private Mathison Manor and Ernest Smith Sr. sites in Centreville (which employs Thelma Williams). Mr. McLean noted that these are the only two "holdover" programs from the days of Drug Elimination Funding and emphasized the importance that SCCHA places on continuing these programs. The members expressed their concurrence regarding the value of these programs and the desire to maintain them as long as financially possible.

The Conversion Analysis report was reviewed, with the notation that SCCHA plans no conversion activity in its public housing program at this time.

The Public Housing Flat Rent Schedule was presented to the members for review and comment. A member asked why a resident that selects the Flat Rent is still recertified annually. Mr. McLean explained that HUD requires a household that has selected the "Flat Rent" rent

determination method to be fully recertified every three years, but also requires the household to certify family composition annually. Mr. McLean noted that the management systems in place “presume” that a full annual recertification of each household is needed and that he suspects that Flat Rent households are being “processed” as full recertifications as a result. He encouraged the resident councils to educate their members regarding the process and to “remind” the management staff upon contact that a full recertification is not necessary each year. Mr. McLean indicated that he would also remind the management staff regarding the recertification requirements of households who have chosen the “Flat Rent” option.

A draft copy of the 2009 Agency Plan Update, including documents required for submission to HUD and required Plan “Elements” that are not submitted to HUD but must be available for public review, was distributed to each member. The required submission items include the newly updated HUD-Form 50075 PHA 5-Year and Annual Plan template; Capital Fund Annual Statement, Performance and Evaluation Report and Five-Year Projection; Housing Needs Analysis and Service Strategy; Progress in Meeting Mission and Goals, along with adopted definition of “Significant Amendment and Substantial Deviation / Modification (from Plan); and Certifications.

The required Plan Elements include: 1) Policies governing eligibility, selection and admissions (including Income De-concentration and Wait List Procedures); 2) Financial Resources; 3) Rent Determination Policies; 4) Operation and Management; 5) Grievance Procedures; 6) Designated Housing for Elderly and Disabled Families; 7) Community Service & Self-Sufficiency; 8) Safety & Crime Prevention; 9) Pet Policy; 10) Civil Rights Certification; 11) Fiscal Year Audit – 6/30/07; 12) Asset Management, and; 13) Violence Against Women Act.

The documents were reviewed in “highlight” fashion with the members being asked to review the content and follow-up with any specific questions they might have at the next meeting.

The various members made inquiries / observations regarding:

- Concerns in the Hi-Rise Buildings over the upcoming conversion of television service to digital format --- will the antennas in place work as long as the individual residents obtain a “converter” box --- have converter boxes been obtained for the televisions in the common areas? Mr. McLean indicated that he would request the Maintenance and/or Modernization Department to investigate this issue and to get the common area televisions compatible with the digital format.
- It was questioned why the maintenance staff no longer leaves a note / card to let residents know that maintenance and/or management was in the unit when the resident was not home. There was strong support on the part of the full RAB for management / maintenance to reinstitute this procedure. Mr. McLean stated that he would work with the Maintenance Director and Senior Property Manager to reinstitute this procedure.
- The quality of the work performed by the maintenance staff was noted and echoed by several RAB members. Specifically referenced was poor quality finished work, the need to make several visits to successfully complete a repair (i.e. faucet repair, water heaters, etc.), and starting, but not finishing a job (i.e. drywall work). Mr. McLean explained

that it is recognized by top administrators that there are some “shortcomings” in respect to some aspects of the maintenance operations. He noted further that the maintenance staff faces many challenges (i.e. tight budgets, a never-ending workload, lost time due to injury, vacation, etc., recent and temporary hires, etc., etc.). Mr. McLean stated that the Executive Director, Maintenance Director, and he were all committed to making improvements in the area of maintenance operations. He reminded the members that the single best method for achieving satisfactory results related to maintenance requests was to report specific problems as they are experienced, so that they can be promptly addressed.

- The exterior light covers in Private Mathison Manor and Ernest Smith Sr. developments were discussed. It was requested that the cover screws be replaced with ones that the resident can change (as opposed to the “special” tool that is needed remove the cover). It was reported that residents were being charged \$10 or more to replace light bulbs in these exterior lights. Mr. McLean explained that the fixtures in question are designed to be “tamper proof” and that was the reason for the special tool being needed to remove the cover. He also explained that the procedure is not to charge any labor expense for changing the light bulbs, noting that there is a nominal charge for the light bulb itself (believed to be \$1 per bulb). Mr. McLean encouraged the members to advise their residents to appeal any charge for light bulb replacement that included a labor charge or was more than \$1 (maybe \$2) for actual bulb expense.
- It was asked what percentage of maintenance manpower was spent working vacancies? Mr. McLean replied that he did not know, but could obtain an estimated percentage from the Maintenance Director and report back at the next meeting.
- It was asked what percentage of maintenance work time was spent doing “cleaning.” Mr. McLean explained that common area cleaning of the three Hi-Rise Buildings was handled by part-time employees and commented that the computerized work order system probably does not break out “cleaning” from other vacant unit work. Mr. McLean also noted that two part-time employees spend almost all of their time picking up trash from the grounds in Districts 1-4.

Mr. McLean advised the group that he would like to add an additional meeting to the schedule to discuss any questions regarding the draft 2009 Agency Plan Update packet that they were provided and to review and comment upon any policy changes that might be put forth by the Housing Authority (including the Section 8 HCVP Administrative Plan, Public Housing Admissions and Continued Occupancy Policy, the public housing lease, etc.). The next meeting was scheduled for 10:00 a.m., Wednesday, March 11th.

The meeting was adjourned at approximately 12:00 noon for lunch.

Prepared by: Larry McLean Date: March 3, 2009
Larry McLean, Deputy Director

Authorized by: Jessie Hooper Date: March 11, 2009
Jessie Hooper, Secretary

Resident Advisory Board
Regular Meeting
March 11, 2009
Minutes

The regular meeting of the Resident Advisory Board (RAB) for the St. Clair County Housing Authority's Comprehensive Agency Plan was convened on March 11, 2009 at the Central Office, Belleville, IL.

The meeting was called to order by Earline Jenkins, Chairman, with the members present recorded on the attached sign-in sheet. Larry McLean, Deputy Director, welcomed those in attendance.

A motion was made, seconded, and passed to approve the minutes of the February 20th meeting as revised as suggested by Kay Riesch to include the comment regarding the need to replace the stoves at Amber Court due to age and malfunction.

Under old business, Mr. McLean asked if any members had any questions discussed at the prior meeting. There were no questions. Mr. McLean provided information regarding maintenance staffing in reply to questions at a prior meeting: approximately 90 man-hours per week are dedicated to "grounds" (i.e. trash pick-up), a seven man crew performs work orders, preventive (REAC) inspections and related work is performed by a 3 man crew and the vacant unit crew consists of 8 men. Mr. McLean emphasized that this represented the "planned" assignments and that staffing re-alignments occur frequently subject to a variety of factors.

A copy of the Revised 5 Year Capital Fund Program Plan had been distributed to the members previously. Kay Riesch noted that 66% of the funds projected over the covered five year period were targeted toward the properties in Centreville. Mr. McLean acknowledged that a substantial portion of the program dollars were allocated toward the four developments (two AMPS or property groupings) located in Centreville. Mr. McLean noted that these are SCCHA's largest property groupings, comprising over 430 units and representing about 40%-45% of all public housing properties. It was further noted that these are "family" properties that include a significant number of three and four bedroom units and that it has been a number of years since major physical improvements were completed at these locations. Ms. Riesch noted the need for stove replacement at Amber Court. Mr. McLean indicated that her comment would be noted and recommended that she also follow-up with written comments during the 45 comment period.

Proposed revisions in the Section 8 Administrative Plan were reviewed. The revisions were discussed in detail and include:

- Revision to incorporate new HUD language regarding the definition of income to provide for the possibility of using the past 12 months of income as the projected income under certain circumstances;

- Provide for an applicant response time to a wait list update notice of longer than 15 business days at the discretion of SCCHA;
- Lower the threshold requirement for the wait list admission preference for excessive housing cost from more than 50% to more than 30% of monthly household income;
- Establish that participants have an obligation to cooperate with law enforcement officials during the investigation of suspected criminal activity occurring on or near the federally assisted unit and/or involving the resident, household members, or others on the premises;
- Provide for the electronic payment of utility allowance payments;
- Provide for the electronic payment of housing assistance payments;
- Change the timeframe for reporting certain changes in household income and family composition from 10 to 30 days.

Mr. McLean responded to various questions the members asked regarding these proposed policy changes.

Proposed revisions in the Public Housing Admissions and Continued Occupancy Policy (ACOP) were reviewed, including:

- Revising the definition of annual income as discussed above;
- Providing for the implementation of changes in the utility allowance schedule at time of the household's next recertification;
- Establish a resident responsibility that all information provide to management must be "true and complete;"
- Establishes criteria for when management must conduct an interim recertification based upon a reported decrease in household income;
- Revises the timeframe for reporting income / family composition changes from 10 days to 30 days;
- Provides management with the discretion of making "temporary rent adjustments" for up to 2 months under specified circumstances;
- Incorporates an Oxygen Fire Safety Policy.

The members asked a number of questions related to the proposed policy changes, with Mr. McLean responding with explanatory comments.

The proposed changes in the public housing lease were reviewed, including:

- Clarifying reporting requirements related to income and/or family composition changes and when management will conduct an interim certification;
- Providing for visitation / overnight stays over and above lease limitations when minor children in joint custody arrangements are involved;
- Establishing the residents' obligation to fully cooperate with law enforcement during the investigation of suspected criminal activity occurring on management's premises and to report any suspected criminal activity to law enforcement;

- Requires that all information provided by residents to management must be ‘true and accurate;’
- Modifying language to specify that resident’s are “fully liable” for damage that occurs to SCCHA property as a result of their intentional or negligent acts.
- Incorporates a reference to SCCHA’s Oxygen Fire Safety Policy.

Mr. McLean replied to a variety of member questions and/or comments regarding the proposed lease changes.

Kay Riesch asked if SCCHA would consider using residents compensated by a stipend to clean vacant units in the developments in which they reside. She indicated that it could be a “win / win” for both SCCHA and the resident. Mr. McLean noted that in prior years residents were involved in a number of different ways (contracts with resident councils, stipends to residents, etc.) to clean vacant units. He indicated that the issue could be re-visited.

There was considerable discussion regarding the pending conversion to a digital television signal. It remains unclear whether or not all residents and/or SCCHA are fully prepared for the conversion. Mr. McLean indicated that he would follow-up with the Modernization Director and/or Maintenance Director to ensure that SCCHA is prepared for the conversion. Mr. McLean requested the members’ assistance in identifying problem areas (i.e. determine whether residents who are using SCCHA provided antennas and have a digitally compatible television or converter box can receive channel 30 --- a station that has already made the conversion to a digital signal).

Mr. McLean reported that SCCHA would receive funding under the federal stimulus package for physical improvements under the Capital Fund Program. An estimated \$2 million dollars is anticipated. It was noted that the work items in year one and two of the proposed 5 Year Modernization Plan would be targeted for funding with the monies (with the majority of work being at the Centreville properties). Additional information would be provided to the RAB as it becomes available.

The need to develop “house rules” for the hi-rise buildings was noted, particularly to cover things like residents allowing minor children to “run the halls” or be in common areas without supervision. Mr. McLean indicated that he would have a representative from management work with the resident council representatives to develop specific “house rules” at various locations.

The meeting was adjourned at approximately 12:00 noon for lunch.

Prepared by: _____ Date: March 23, 2009
 Larry McLean, Deputy Director

Authorized by: _____ Date: _____
 Jessie Hooper, Secretary

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: St Clair County Housing Authority, IL		Unit Type: Mobile Home					Effective - 3/1/09 (Annuals) & 1/15/09 (Moves & New Admits)
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas		\$38.00	\$40.00	\$41.00	\$42.00	\$44.00
	b. Bottle Gas		\$83.00	\$85.00	\$89.00	\$91.00	\$95.00
	c. Electric		\$52.00	\$53.00	\$54.00	\$56.00	\$57.00
	d. Oil / Other		N/A	N/A	N/A	N/A	N/A
Cooking	a. Natural Gas		\$5.00	\$7.00	\$8.00	\$10.00	\$11.00
	b. Bottle Gas		\$12.00	\$14.00	\$18.00	\$20.00	\$24.00
	c. Electric		\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
	d. Coal / Other						
Other Electric			\$31.00	\$42.00	\$54.00	\$66.00	\$77.00
Air Conditioning			\$7.00	\$13.00	\$19.00	\$25.00	\$31.00
Water Heating	a. Natural Gas		\$10.00	\$14.00	\$17.00	\$22.00	\$26.00
	b. Bottle Gas		\$22.00	\$30.00	\$38.00	\$46.00	\$55.00
	c. Electric		\$18.00	\$25.00	\$31.00	\$37.00	\$44.00
	d. Oil / Other		N/A	N/A	N/A	N/A	N/A
Water			\$41.00	\$48.00	\$56.00	\$63.00	\$70.00
Sewer			\$23.00	\$28.00	\$33.00	\$38.00	\$43.00
Trash Collection			\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Range / Microwave			\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator			\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Monthly Electric Fee \$10.91		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Monthly Gas Fee \$20.42		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Other--specify: American Bottoms Charge: Metro		\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00
East Sanitary District Charge		\$20.00	\$26.00	\$32.00	\$38.00	\$44.00	\$50.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Number of Bedrooms		Other		\$	
		Total		\$			

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: St Clair County Housing Authority, IL		Unit Type: Detached House					Effective - 3/1/09 (Annuals) & 1/15/09 (Moves & New Admits)		
Utility or Service		Monthly Dollar Allowances							
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	a. Natural Gas	\$21.00	\$33.00	\$45.00	\$58.00	\$70.00	\$83.00		
	b. Bottle Gas	\$42.00	\$71.00	\$97.00	\$123.00	\$152.00	\$178.00		
	c. Electric	\$29.00	\$40.00	\$51.00	\$63.00	\$75.00	\$86.00		
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A		
Cooking	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00		
	b. Bottle Gas	\$8.00	\$12.00	\$14.00	\$18.00	\$20.00	\$24.00		
	c. Electric	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00		
	d. Coal / Other								
Other Electric		\$24.00	\$36.00	\$47.00	\$62.00	\$73.00	\$85.00		
Air Conditioning		\$5.00	\$8.00	\$13.00	\$19.00	\$24.00	\$30.00		
Water Heating	a. Natural Gas	\$7.00	\$10.00	\$14.00	\$17.00	\$22.00	\$26.00		
	b. Bottle Gas	\$14.00	\$22.00	\$30.00	\$38.00	\$46.00	\$55.00		
	c. Electric	\$12.00	\$18.00	\$25.00	\$31.00	\$37.00	\$44.00		
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A		
Water		\$34.00	\$41.00	\$48.00	\$56.00	\$63.00	\$70.00		
Sewer		\$18.00	\$23.00	\$28.00	\$33.00	\$38.00	\$43.00		
Trash Collection		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00		
Range / Microwave		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00		
Refrigerator		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00		
Other—specify: Monthly Electric Fee \$10.91		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00		
Monthly Gas Fee \$20.42		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00		
Other—specify: American Bottoms Charge: Metro		\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00		
East Sanitary District Charge		\$20.00	\$26.00	\$32.00	\$38.00	\$44.00	\$50.00		
Actual Family Allowances		Utility or Service		per month cost					
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$					
		Cooking		\$					
Name of Family		Other Electric		\$					
		Air Conditioning		\$					
		Water Heating		\$					
		Water		\$					
Address of Unit		Sewer		\$					
		Trash Collection		\$					
		Range / Microwave		\$					
		Refrigerator		\$					
		Other		\$					
		Number of Bedrooms		Other		\$			
				Total		\$			

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: St Clair County Housing Authority, IL		Unit Type: Row House/ Townhouse & Semi-Detached/ Duplex				Effective - 3/1/09 (Annuals) & 1/15/09 (Moves & New Admits)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$24.00	\$33.00	\$43.00	\$52.00	\$63.00	\$72.00
	b. Bottle Gas	\$51.00	\$71.00	\$93.00	\$113.00	\$135.00	\$156.00
	c. Electric	\$21.00	\$31.00	\$41.00	\$50.00	\$60.00	\$70.00
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A
Cooking	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00
	b. Bottle Gas	\$8.00	\$12.00	\$14.00	\$18.00	\$20.00	\$24.00
	c. Electric	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		\$17.00	\$28.00	\$38.00	\$53.00	\$63.00	\$74.00
Air Conditioning		\$4.00	\$6.00	\$12.00	\$18.00	\$24.00	\$30.00
Water Heating	a. Natural Gas	\$7.00	\$10.00	\$14.00	\$17.00	\$22.00	\$26.00
	b. Bottle Gas	\$14.00	\$22.00	\$30.00	\$38.00	\$46.00	\$55.00
	c. Electric	\$12.00	\$18.00	\$25.00	\$31.00	\$37.00	\$44.00
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A
Water		\$34.00	\$41.00	\$48.00	\$56.00	\$63.00	\$70.00
Sewer		\$18.00	\$23.00	\$28.00	\$33.00	\$38.00	\$43.00
Trash Collection		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Range / Microwave		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify: Monthly Electric Fee \$10.91		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Monthly Gas Fee \$20.42		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Other--specify: American Bottoms Charge: Metro		\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00
East Sanitary District Charge		\$20.00	\$26.00	\$32.00	\$38.00	\$44.00	\$50.00
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0169

Locality: St Clair County Housing Authority, IL		Unit Type: Apartment/ Walk-Up					Effective - 3/1/09 (Annuals) & 1/15/09 (Moves & New Admits)	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	\$15.00	\$17.00	\$21.00	\$23.00	\$25.00	\$27.00	
	b. Bottle Gas	\$34.00	\$38.00	\$42.00	\$48.00	\$53.00	\$59.00	
	c. Electric	\$15.00	\$23.00	\$32.00	\$40.00	\$48.00	\$57.00	
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A	
Cooking	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00	
	b. Bottle Gas	\$8.00	\$12.00	\$14.00	\$18.00	\$20.00	\$24.00	
	c. Electric	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00	
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A	
Other Electric		\$17.00	\$26.00	\$34.00	\$42.00	\$50.00	\$59.00	
Air Conditioning		\$5.00	\$7.00	\$11.00	\$15.00	\$19.00	\$23.00	
Water Heating	a. Natural Gas	\$7.00	\$10.00	\$14.00	\$17.00	\$22.00	\$26.00	
	b. Bottle Gas	\$14.00	\$22.00	\$30.00	\$38.00	\$46.00	\$55.00	
	c. Electric	\$11.00	\$17.00	\$24.00	\$30.00	\$36.00	\$43.00	
	d. Oil / Other	N/A	N/A	N/A	N/A	N/A	N/A	
Water		\$24.00	\$32.00	\$39.00	\$46.00	\$54.00	\$61.00	
Sewer		\$18.00	\$23.00	\$28.00	\$33.00	\$38.00	\$43.00	
Trash Collection		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	
Range / Microwave		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Refrigerator		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	
Other--specify: Monthly Electric Fee \$10.91		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Monthly Gas Fee \$20.42		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	
Other--specify: American Bottoms Charge: Metro		\$14.00	\$21.00	\$27.00	\$33.00	\$40.00	\$46.00	
East Sanitary District Charge		\$20.00	\$26.00	\$32.00	\$38.00	\$44.00	\$50.00	
Actual Family Allowances		Utility or Service		per month cost				
To be used by the family to compute allowance. <i>Complete below for the actual unit rented.</i>		Heating		\$				
		Cooking		\$				
Name of Family		Other Electric		\$				
		Air Conditioning		\$				
		Water Heating		\$				
		Water		\$				
Address of Unit		Sewer		\$				
		Trash Collection		\$				
		Range / Microwave		\$				
		Refrigerator		\$				
		Other		\$				
		Other		\$				
		Other		\$				
Number of Bedrooms		Other		\$				
		Total		\$				

**St. Clair County Housing Authority
Public Housing Utility Allowance Schedule - 2009**

Development		Bedroom Size					
		0	1	2	3	4	5
30-1	Brooklyn		99	113	134	147	161
30-2	Marissa			113	134	147	
30-2C	Marissa			180			
30-3	Dupo	80	91	106	129	143	
30-5	Smithton		99		134	147	
30-6 no Hi	Centreville		100	115	130	143	
30-6 Hi	Centreville Hi-Rise		35	42			
30-6 H-C 0/0	Centreville Hi-Rise		70				
30-6 H-C 1/0	Centreville Hi-Rise		77				
30-60	Centreville		100	115	130	143	
30-7	Marissa		103				
30-8	Centreville		96	110	130		157
30-80	Centreville			110	130		
30-9 – Gas Heat	Brooklyn		129	150	185		
30-9 – Elec. Heat	Brooklyn		144	167	202		
30-10	Centreville		96	110	130	143	
30-11	Alorton		114	128	146	159	
30-12	Brooklyn		133	155	187		
30-13	New Athens		143	173			
30-14	Lebanon		148	177	224		
30-16	Belleville Bel-Plaza 1		79				
30-61	Belleville Bel-Plaza-2		79				
30-17	Washington Park		126	147			
30-18	Swansea		141				
30-19	Lenzburg		122	141			
30-20	Centreville		101				
30-21	New Athens		141				
30-22	Millstadt		189	226	286		
30-24A *	O'Fallon			118			
30-24B	O'Fallon			165			
30-27	Belleville – Amber Ct.		114	129			
30-28	Lenzburg			117	137		

* 301 and 302 Estate

Proposed Effective Date: May 1, 2009

Resident Comment Period: February 1 through March 31, 2009

**2009 Agency Plan Update
Proposed Changes in Section 8 HCVP
Administrative Plan**

Revision #1 – Chapter 4, Part II.F “Updating the Waiting List” the following narrative shall be added to the third paragraph of this section (which appears on the top of page 4-7).

“(or longer period when determined appropriate by SCCHA)”

Revision #2 – Chapter 4, Part III.C “Selection Method” SCCHA Policy (page 4-9) as it relates to the preference for Excessive Housing Costs the 50% threshold shall be revised to “30%” (of monthly household income).

Revision #3 - Chapter 6, Part I-A, Overview (page 6-2) the narrative in the text box at the top of the page shall be revised to read as follows (definition of Annual Income)

- (a) Annual income means all amounts, monetary or not, which
 - (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; and
 - (2) Are based on, at the time of admission, reexamination, or recertification:
 - (i) Actual income being received (projected forward for a 12-month period); or
 - (ii) Past actual income received or earned within the last 12 months of the determination date, as HUD may prescribe in applicable administrative instructions when:
 - (A) The family reports little or no income; and
 - (B) The processing entity is unable to determine annual income due to fluctuations in income (e.g., seasonal or cyclical income);
 - (3) Which are not specifically excluded in paragraph (e) of the section.
 - (4) Annual income also means amount derived (during the 12-month period) from assets to which any member of the family has access.
- (b) Historical amounts. If the processing entity is unable to determine annual income using current information because the family reports little to no income or because income fluctuates, the processing entity may average past actual income received or earned within the last 12 months before the determination date to calculate annual income. The processing entity may also request the family to provide documentation of current income. If the family can provide acceptable documentation dated either within the 60-day period preceding the determination date or the 60-day period following the request date, the processing entity may use this documentation to determine annual income.
- (c) Rejection of documentation. The processing entity may reject any income documentation for such reason as HUD may prescribe in applicable administrative instructions.

Revision #4 - Chapter 5, Briefings and Voucher Issuance, Part 5-I.C Family Obligations, (page 5-7), the following language shall be added under the sixth bulleted item.

- “SCCHA Policy --- The resident and all adult household members have an affirmative obligation to fully cooperate with law enforcement officials during the investigation of suspected criminal activity occurring on or near the federally assisted unit and/or involving the resident, household members or other persons on the premises of the federally assisted unit.”

Revision #5 - Chapter 6, Part III.A, Overview of Rent and Subsidy Calculations, paragraph entitled “Utility Reimbursement” (page 6-34) shall be revised to include the following language.

- “SCCHA reserves the right to make all utility reimbursement payments to participating families in the form of electronic transfer of funds (commonly referred to as “ACH”) to the family’s checking, saving or debit account.”

Revision #6 - Chapter 13, Part II.C “HAP Contract Payments” (page 13-11) shall be revised to include the following paragraph:

- Form of HAP Contract Payment --- SCCHA reserves the right to make housing assistance payments (HAP) in the form it chooses, including check or electronic transfer (ACH). If an owner refuses to accept payment in the form selected by SCCHA, the HAP contract may be terminated with a minimum of 30 day notice to the Owner and participating Family.
- The second sentence in the paragraph entitled “Owner Certification of Compliance” shall be revised as follows:

The words “endorsing the monthly check” shall be replaced with “accepting payment”

Revision #7 – Chapter 11, part 11-II.C “Changes Affecting Income and Expenses (page 11-8) --- the 10 day reporting requirement for income changes is changed to 30 days.

Revision #8 – Chapter 11, part 11-II.B “Changes in Family and Household Composition” (page 11-6) the 10 day reporting requirement for family composition changes that do not require approval is changed to 30 calendar days.

**2009 Agency Plan Update
Proposed Revisions to Public Housing
Admissions and Continued Occupancy Policy**

Revision #1 – Section 10.1 (Admission) Preferences (page 24) as it relates to the preference for Excessive Rent / Housing Cost Burden the 50% threshold shall be revised to “more than 30%” (of monthly household income).

Revision #2 - Section 11.1 “Income” shall be amended to read as follows:

- (a) Annual income means all amounts, monetary or not, which:
 - (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; and
 - (2) Are based on, at the time of admission, reexamination, or recertification:
 - (i) Actual income being received (projected forward for a 12-month period); or
 - (ii) Past actual income received or earned within the last 12 months of the determination date, as HUD may prescribe in applicable administrative instructions when:
 - (A) The family reports little or no income; and
 - (B) The processing entity is unable to determine annual income due to fluctuations in income (e.g., seasonal or cyclical income);
 - (3) Which are not specifically excluded in paragraph (e) of the section.
 - (4) Annual income also means amount derived (during the 12-month period) from assets to which any member of the family has access.
 - (b) Historical amounts. If the processing entity is unable to determine annual income using current information because the family reports little to no income or because income fluctuates, the processing entity may average past actual income received or earned within the last 12 months before the determination date to calculate annual income. The processing entity may also request the family to provide documentation of current income. If the family can provide acceptable documentation dated either within the 60-day period preceding the determination date or the 60-day period following the request date, the processing entity may use this documentation to determine annual income.
 - (c) Rejection of documentation. The processing entity may reject any income documentation for such reason as HUD may prescribe in applicable administrative instructions.

Annual income includes, but is not limited to:

Revision #3 – Section 13.6 “Utility Allowance” (page 58)

a) the third paragraph shall be revised to read as follows:

“Utility allowance revisions shall be effective the first family recertification following approval by the Board of Commissioners.”

b) the following narrative shall be added as the fourth paragraph (before the paragraph that starts with the sentence “Family with high utility costs...”

“SCCHA reserves the right to make all utility reimbursement payments to participating families in the form of electronic transfer of funds (commonly referred to as “ACH”) to the family’s checking, saving or debit account.”

Revision #4 - Section 15.0 “Recertifications” shall be amended to include the following sentence:

“Any information that the resident (and all adult household members) provides to Management must be true and complete.”

Revision #5 - Section 15.6 “Interim Reexaminations” - the following language shall be added before the paragraph that begins “Resident’s rent shall not be reduced.....”:

“SCCHA will complete an interim recertification upon the request of the family based upon a reported and verifiable decrease in income (or increase in deductions) that is expected to last a minimum of 60 days when management determines that an updated projection of household income will substantially deviate from the previously established annual adjusted household income amount for the recertification period. HUD defines substantial deviation as \$2,400 or more annually (for EIV purposes).”

Revision #6 - Section 15.6 “Interim Reexaminations” – the 10 day reporting requirement for income and certain family composition changes is changed to 30 days.

Revision #7 - Section 15.6 “Interim Reexaminations” the sentence that references the temporary establishment of a \$50 minimum rent (net tenant payment) shall be changed to read as follows:

“However, when a family can document an interruption of household income (beyond their control and due to no fault of their own) resulting in at least a 50% reduction in their regular monthly income, the SCCHA has at its sole discretion the right, without completing a full interim recertification, to grant a “temporary rent adjustment” to reduce the tenant’s rent to an amount equal to 30% of the household’s temporary income amount (after deductions and utility allowance). The “temporary rent adjustment” will result in no less than a \$0 rent charge (i.e. no utility allowance payment will be allowed). This alternate rent provision is limited to a maximum of two months during any 12-month period. “

Revision #8 – The currently labeled Section 26 “Appendix Summary” shall be relabeled as Section 27 and the attached narrative shall be added as the new Section 26 – Oxygen Fire Safety Policy

**Notice of Revisions to Public Housing
Lease Agreement**

Revision #1 – Paragraph 6, part D – “Income Changes” shall be revised as follows:

- a) The first sentence shall be revised to read as follows: “The Resident must report an increase in household income of \$200 or more (when the increase is reasonably anticipated to last longer than 60 days) between regularly scheduled annual reviews under the following circumstances:”
- b) The following sentence shall be added to the paragraph:

“Management shall complete an interim recertification upon the request of the tenant based upon a reported and verifiable decrease in income (or increase in deductions) that is expected to last a minimum of 60 days when management determines that an updated projection of household income will substantially deviate from the previously established annual adjusted household income amount for the recertification period. HUD defines “substantial deviation” as \$2,400 or more annually.”

Revision #2 – Paragraph 6, parts E and F – shall be revised as follows:

The 10 day reporting requirement for income and certain family composition changes is changed to 30 days

Revision #3 – Paragraph 7 – “Resident’s Right to Use and Occupancy” shall be amended to include the following narrative as the third sentence (after the sentence ending in “...is obtained.” and before the sentence starting with “A resident...”):

A minor child of an adult household member in a “joint custody” or “visitation” arrangement is excluded from these visitation limitations. A copy of the “custody agreement” must be provided to management.

Revision #4 – Paragraph 9 – “Resident’s Obligations” shall be amended to included as sub-part BB the following language.

“The resident and all adult household members have an affirmative obligation to fully cooperate with law enforcement officials during the investigation of suspected criminal activity occurring on management’s premises and/or involving the resident, household members or other persons on management’s premises.”

Revision #5 – Paragraph 9 – “Resident’s Obligations” shall be amended to included as sub-part CC the following language.

“Any information that the resident and all adult household members provides to management must be true and complete.”

Revision #6 – Paragraph 11 – “One Strike and You’re out Provisions” shall be amended to include the following language:

“The resident and all adult household members shall timely report to both management and law enforcement any circumstances which lead the resident to believe that illegal drugs are being possessed, used, sold or distributed anywhere on Management’s premises.”

Revision #7 - Paragraph 12 “Defects Hazardous to Life, Health, Safety and Property” shall be revised to include the following narrative as part H):

“Regardless of any other provision of this lease and regardless of any policy(s) of insurance insuring the housing authority for any loss, in the event of any loss or damage to housing authority property, including but not limited to fire loss, caused by the intentional or negligent acts of the tenant or the tenant’s family or guests it is the express intent of the parties to this lease that the tenant shall remain fully liable for any such loss or damage.

Revision #8 – Paragraph 24 “Posting of Policies, Rules, Regulations” shall be revised as follows:

The first sentence shall be revised to include the words “Oxygen Fire Safety Policy”

CARBON MONOXIDE DETECTORS

The St. Clair County Housing Authority has conformed the policies and practices of both the Public Housing and Section 8 Programs to comply with the Illinois Carbon Monoxide Alarm Detector (CMAD) Act, which went into effect January 1, 2007.