

1.0	PHA Information PHA Name: <u>Lee County Housing Authority</u> PHA Code: <u>IL035</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>215</u> Number of HCV units: <u>42</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 5%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">THE MISSION OF THE LEE COUNTY HOUSING AUTHORITY IS TO PROMOTE ADEQUATE AND AFFORDABLE HOUSING AND A SUITABLE LIVING ENVIRONMENT FREE FROM DISCRIMINATION.</p>																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">Agency Goals for 2010 - 2014</p> <p>Goal: Manage the Lee County Housing Authority's existing public housing program in an efficient and effective manner thereby maintaining high performer status.</p> <p>Objective: HUD shall continue to recognize the Lee County Housing Authority as a high performer under the current Public Housing Assessment System.</p> <p>Objective: HUD shall recognize the Lee County Housing Authority as high performer within five years (or sooner) of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.</p> <p>Goal: Manage the Lee County Housing Authority's tenant-based program in an efficient and effective manner thereby maintaining high performer status.</p> <p>Objective: HUD shall continue to recognize Lee County Housing Authority as a high performer under the Section Eight Management Assessment Program (SEMAP).</p> <p>Objective: The Lee County Housing Authority shall work to attract new Landlord's who want to participate in the program.</p> <p>Objective: The Lee County Housing Authority will strive for at least a 95% lease-up rate.</p>																										

Goal:	Deliver timely and high quality maintenance service to the residents of the Lee County Housing Authority.
Objective:	The Lee County Housing Authority will continue to respond to emergency work orders within 24 hours and routine work orders will be completed within 30 days.
Objective:	The Lee County Housing Authority shall maintain an appealing, up-to-date environment in its developments.
Goal:	Make public housing the affordable housing of choice for the very-low income residents of our community.
Objective:	The Lee County Housing Authority shall remove all graffiti within 24 hours of discovering it.
Objective:	The Lee County Housing Authority shall achieve proper curb appeal for its public housing developments by improving it's landscaping, keeping its grass cut, making the properties litter-free and other actions.
Objective:	The Lee County Housing Authority shall become a more customer-oriented organization.
Goal:	A goal of the Lee County Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.
Objective:	The Lee County Housing Authority will continue to refer victims of domestic violence to the appropriate agency. The Lee County Housing Authority will continue to provide brochures about the rights of tenants in regard to the Violence Against Women Act. The Lee County Housing Authority will continue to provide brochures about the services provided by the various agencies in the community in regards to domestic violence in our common areas. The Lee County Housing Authority will continue to attach the appropriate language to all applications. The Lee County Housing Authority will continue to include the Violence Against Women Act language in 100% of our leases.
Progress on Goals for 2005 - 2009	
GOAL:	MANAGE THE LEE COUNTY HOUSING AUTHORITY'S TENANT-BASED ASSISTANCE PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER.
Objective:	The Lee County Housing Authority will maintain its high performer status under SEMAP.
Progress:	The Lee County Housing Authority is rated as a high performer under SEMAP.
Objective:	The Lee County Housing Authority will maintain a utilization rate of 95% in its tenant-based program.
Progress:	The Lee County Housing Authority expends 100% of their tenant-based program budget.
GOAL:	MANAGE THE LEE COUNTY HOUSING AUTHORITY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER
Objective:	The Lee County Housing Authority will maintain its high performer status under PHAS.

Progress: The Lee County Housing Authority is rated as a high performer under PHAS.

Objective: The Lee County Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.

Progress: The Lee County Housing Authority continues to strive to meet this goal. Employees have attended training throughout the last five years. The Lee County Housing Authority scored an A under the Customer Service category of PHAS.

GOAL: ENHANCE THE MARKETABILITY OF THE LEE COUNTY HOUSING AUTHORITY'S PUBLIC HOUSING UNITS

Objective: The Lee County Housing Authority will maintain a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

Progress: The Lee County Housing Authority scored an A under the Customer Service category of PHAS.

Objective: The Lee County Housing Authority shall revitalize Forest Hills, which will make the development viable and appealing for long-term low-income housing needs by December 2009.

Progress: The Lee County Housing Authority completed this task of revitalizing Forest Hills by September of 2009.

GOAL: OPERATE THE LEE COUNTY HOUSING AUTHORITY IN FULL COMPLIANCE WITH ALL EQUAL OPPORTUNITY LAWS AND REGULATIONS

Objective: The Lee County Housing Authority shall mix its public housing development populations as much as possible with respect to ethnicity, race, and income. This is an on-going objective.

Progress: The Lee County Housing Authority follows all Fair Housing law.

Violence Against Women Act Report

A goal of the Lee County Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Lee County Housing Authority has provided notices in compliance with HUD guidance to each resident and Section 8 participant and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005.

The Lee County Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Lee County Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Lee County Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Lee County Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

	<p>The Lee County Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Lee County Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.</p> <p>The Lee County Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>The Lee County Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Lee County Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>2008 Capital Fund Performance and Evaluation Report (il035b01) 2009 Capital Fund Performance and Evaluation Report (il035c01) 2010 Capital Fund Annual Statement (il035d01)</p>
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>5 Year Capital Fund Program Action Plan (il035e01)</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>
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>
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>

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. See Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Lee County Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”</p> <p>(c) Carbon Monoxide Attachment (il035a01)</p> <p>(d) Resident Advisory Board Comments (il035f01)</p>
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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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- To submit the initial budget for a new grant or CFFP;
- To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- At the end of the program year; until the program is completed or all funds are expended;
- When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Attachment il035a01
Lee County Housing Authority
Annual Plan
Fiscal Year 07/01/2010 – 06/30/2011

Illinois Carbon Monoxide Alarm Detector Act

The Illinois General Assembly has passed and the Governor has signed the Carbon Monoxide Alarm Detector Act (Public Act 094-0741). This new law, effective January 1, 2007, requires homeowners and landlords to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

As a result of this new law, the Lee County Housing Authority has included the following language in their Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan as follows:

Admissions and Continued Occupancy Policy

17.3 Preventative maintenance inspections

This is generally conducted along with the annual inspection. This inspection is intended to keep items in good repair. It checks weatherization; checks the condition of the smoke detectors, carbon monoxide alarms, water heaters, furnaces, automatic thermostats and water temperatures; checks for leaks; and provides an opportunity to change furnace filters and provide other minor servicing that extends the life of the unit and its equipment.

Section 8 Administrative Plan

12.5 Exceptions to the HQS Acceptability Criteria

The Lee County Housing Authority will utilize the acceptability criteria as outlined above with applicable State and local codes. Additionally, the Lee County Housing Authority has received HUD approval to require the following additional criteria:

- A. In each room, there will be at least one exterior window that can be opened and that contains a screen.
- B. Adequate heat shall be considered to be 68 degrees.
- C. A ¾" overflow pipe must be present on the hot water heater safety valves and installed down to within 6 inches of the floor.

- D. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

The carbon monoxide alarms may be either battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.

Part I: Summary					
PHA Name: Lee County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P03550108 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 0)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<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				
2	1406 Operations (may not exceed 20% of line 21) ³	54,224.28		54,224.28	54,224
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	29,851.00		29,851.00	29,851.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,560.00		23,560.00	23,560.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	91,050.44		91,050.44	91,050.44
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	99,825.28		99,825.28	72,806.39
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	298,511.00	0.00	298,511.00	271,492.11
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 - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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: Lee County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P03550108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 0) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <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
Signature of Executive Director		Date	Signature of Public Housing Director		
			Date		

Part II: Supporting Pages								
PHA Name:		Grant Type and Number					Federal FFY of Grant:	
Lee County Housing Authority		Capital Fund Program Grant No: IL06P03550108			CFPP (Yes/No): No		2008	
Replacement Housing Factor Grant No:								
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	
Operations (1406)								
PHA Wide	Public Housing Operations	1406	LS	54,224.28		54,224.28	54,224.28	
Subtotal 1406				54,224.28		54,224.28	54,224.28	
Administration (1410)								
COCC	COCC Administration Fee	1410	LS	29,851.00		29,851.00	29,851.00	
Subtotal 1410				29,851.00		29,851.00	29,851.00	
Fees and Costs (1430)								
IL035-1	A&E Fees; reimbursable expenses	1430	LS	23,560.00		23,560.00	23,560.00	
Subtotal 1430				23,560.00		23,560.00	23,560.00	
Dwelling Structures (1460)								
IL035-1	Upgrade building exteriors with dormers, peaks, siding, roofing (partial cost of estimated 2.8 million total) See CFP FY 2004/2005/2006 and 5 Year Action Plan	1460	76	91,050.44		91,050.44	91,050.44	
Subtotal 1460				91,050.44		91,050.44	91,050.44	
Collateralization of Debt Service (9000)								
IL035-1	Annual Bond Issue debt service payment (for upgrading building exteriors - 20 year payment schedule)	9000	LS	99,825.28		99,825.28	72,806.39	
Subtotal 9000				99,825.28		99,825.28	72,806.39	

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: Lee County Housing Authority					Federal FFY of Grant: 2008
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	
COCC	9/12/2010		9/11/2012		
IL035-1	9/12/2010		9/11/2012		

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.

Part I: Summary					
PHA Name: Lee County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P035501-09 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 0)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<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				
2	1406 Operations (may not exceed 20% of line 21) ³	59,510.00		0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	29,755.00		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	110,091.97		0	0
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	98,194.03		0	0
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	297,551.00	0.00	0.00	0.00
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 - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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: Lee County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P035501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 0) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <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
Signature of Executive Director		Date	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Lee County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P035501-09 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	
	Operations (1406)							
COCC	Public Housing Operations	1406	LS	59,510.00		0	0	
	Administration (1410)							
COCC	COCC Administration Fee	1440	1	29,755.00		0	0	
	Dwelling Structures (1460)							
AMP 1	Replace counter tops, sinks, facets, etc.	1460	38	95,465.97		0	0	
	Debt Service (9000)							
AMP 1	Debt Service	9000	LS	98,194.03		0	0	

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: Lee 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	
COCC	9/14/2011		9/14/2013		
AMP 1	9/14/2011		9/14/2013		

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.

Part I: Summary						
PHA Name: Lee County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P035501-10 Date of CFFP:			Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval:
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: 0)		
<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					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	29,755.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	151,345.72				
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Non-dwelling Structures	20,000.00				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	96,450.28				
19	1502 Contingency (may not exceeds 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2 - 19)	297,551.00	0.00	0.00	0.00	
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 - Hart Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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: Lee County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P035501-10 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2010 FFY of Grant Approval:
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: 0)		
<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
Signature of Executive Director		Date	Signature of Public Housing Director	
			Date	

Part II: Supporting Pages								
PHA Name: Lee County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P035501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: 2010	
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	
	Administration (1410)							
COCC	COCC Administration Fee	1410	LS	29,755.00				
	Dwelling Structures (1460)							
Amp 1	Rehab kitchens, counter tops, cabinets and sinks	1460	38	151,345.72				
	Non-Dwelling Structures (1470)							
AMP 1	Rehabbing maintenance garage and roof	1470	1	20,000.00				
	Debt Service (9000)							
AMP 1	Debt Service	9000	LS	96,450.28				

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: Lee County Housing Authority					Federal FFY of Grant: 2010
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	
COCC	Unknown		Unknown		
AMP 1	Unknown		Unknown		

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

Part I: Summary						
PHA Name/Number Lee County Housing Authority			Locality (City/County & State) Dixon, IL		<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	168,495.72	170,995.72		
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment				168,620.72	171,370.72
E.	Administration		29,755.00	29,755.00	29,755.00	29,755.00
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service		99,300.28	96,800.28	99,175.28	96,425.28
K.	Total CFP Funds		297,551.00	297,551.00	297,551.00	297,551.00
L.	Total Non-CFP Funds	0	0.00	0.00	0.00	0.00
M.	Grand Total	0	297,551.00	297,551.00	297,551.00	297,551.00

Capital Fund Program - Five Year Action Plan

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 (Continuation)						
PHA Name/Number Lee County Housing Authority		Locality (City/County & State) Dixon, IL			<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>	
	Annual Statement					
COCC		29,755.00	29,755.00	29,755.00	29,755.00	
AMP 1		267,796.00	267,796.00	267,796.00	267,796.00	
		297,551.00	297,551.00	297,551.00	297,551.00	
	0	0.00	0.00	0.00	0.00	
	0	297,551.00	297,551.00	297,551.00	297,551.00	

Capital Fund Program - Five Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	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	AMP 1			AMP 1		
Annual Statement	Replace floor tile	13	168,495.72	Replace floor tile	12	170,995.72
	Debt Service	LS	99,300.28	Debt Service	LS	96,800.28
	Subtotal of Estimated Cost		\$267,796.00	Subtotal of Estimated Cost		\$267,796.00

Capital Fund Program - Five Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year <u>2014</u> FFY <u>2014</u>		
	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	AMP 1			AMP 1		
Annual Statement	Build single stall garages 16X20	11	168,620.72	Build single stall garages 16X20	12	171,370.72
	Debt Service	LS	99,175.28	Debt Service	LS	96,425.28
	Subtotal of Estimated Cost		\$267,796.00	Subtotal of Estimated Cost		\$267,796.00

Capital Fund Program - Five Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	COCC		COCC	
Annual Statement	COCC Administrative Fee	29,755.00	COCC Administrative Fee	29,755.00
	Subtotal of Estimated Cost	\$29,755.00	Subtotal of Estimated Cost	\$29,755.00

Capital Fund Program - Five Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	COCC		COCC	
Annual Statement	COCC Administrative Fee	29,755.00	COCC Administrative Fee	29,755.00
	Subtotal of Estimated Cost	\$29,755.00	Subtotal of Estimated Cost	\$29,755.00

Annual Plan

Resident Advisory Board Attendance

March 16, 2010

Lee County Housing Authority
1000 Washington Avenue
Dixon IL 61021

Thomas R Myers Executive Director
Joan Sprague, Deputy Director

Mr. Myers advised the tenants that nothing has really changed in the Public Housing or the Section 8 Admissions Policy.

The VAWA (Violence Against Women's Act) was incorporated into the policy.

LCHA funding is going down every year.

The following is a list of items is the list of things that are in need of remodeling:

Family Housing Complex 35-1

1. Counter Tops
2. Faces on cupboards – Fronts Only
3. New sinks

Hoping to add:

Scatter Site Units

Garages These we are hoping to add by the year 2013, if there are no major catastrophes.

We are open for suggestions from tenants

Stimulus package was used to finish the remodeling in the last 9 buildings of 35-1

In the year 2011 + 2012 We would like to redo the floors in the Scatter Site Units. The present tiles are cracking.

The following tenants requests or comments:

1. Geneva Grainger 1000 Washington Avenue Apt. 213
 - a. Can something be used to clean 35-5 floors
 - b. Too many layers of wax on floors
 - c. Before waxing and buffing floors were not washed when she moved in
 - d. Geneva had to clean the apartment herself
 - e. Sand paper would not even remove the dirt in the corners
 - f. The condition of the unit was a disgrace regarding the corners
 - g. Hallways are a health hazard with all the dust and dirt
 - h. She was requesting to transfer to 35-1, Mr Myers advised that we do not do transfers from one complex to the next or any other units.

2. John Karpinski 845 E Graham Street
 - a. Air ducts in apartment in 35-1 need to be cleaned
 - b. Air filters need cleaned
 - c. Dust mites

3. Dennis Ayres 1000 Washington Avenue, Apt. 602
 - a. Question on cable boxes since we have to have a new adapter according to Comcast if we currently have a box.
 - b. Tom will call Cable TV to find out if McReynolds Towers Tenants will need the adaptors and we will notify tenants.
 - c. Will we be replacing the hallway carpet at McReynolds Towers

4. Joseph Mallard 842 Washington Avenue
 - a. Expressed concern about the common area sidewalks in 35-1 not being plowed
 - b. He has fallen 4 times trying to get to his vehicle (These are city sidewalks and LCHA does try to plow the common sidewalks. Mr Mallard stated that they plow the snow at every other building but not his. He specifically stated the unit at 824 Washington Avenue, Rodger Hill spoke up and he volunteers at the PADS Shelter which is located in this building and stated that they make the people that are staying at PADS get out and shovel the sidewalk
 - c. Common area between the sidewalk and the curb is all mud – maintenance dug up the plantings and just left it. They were suppose to plant grass but have not
 - d. He has to walk through mud to get to his vehicle.

5. Lucille Talbott 1000 Washington Avenue Apt. #318
 - a. Stated that when she moved in the maintenance men did a excellent job on her apartment

LEE COUNTY HOUSING AUTHORITY RESIDENT ADVISORY BOARD

DATE: March 16, 2010

Time: 10:00 A.M.

RESIDENTS IN ATTENDANCE Please Print

Name	Apt. #	Complex
1. <u>Lucille Talbott</u>	#318	35-5
2. <u>Lisa Nelson</u>	#608	35-5
3. <u>Geneva Belcher</u>	#213	35-5
4. <u>Lourdes Gomez</u>	#415	35-5
5. <u>Rodger Hill</u>	#512	35-5
6. <u>Andrew Cuchiara</u>	#124	35-5
7. <u>Dennis Ayres</u>	#602	35-5
8. <u>Ruth O Cramer</u>	#311	35-5
9. <u>Mary E Williams</u>	#126	35-5
10. <u>Shirley Zeller</u>	#517	35-5
11. <u>John Karpinski</u>	845 E Graham	35-1
12. <u>Joseph Mallard</u>	842 Washington Avenue	35-1
13. <u>Donna Rhodenbaugh</u>	1514 W River Street	35-3