

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

Moline Housing Authority

PHA Plans

Annual Plan for fiscal year 2001

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

Moline Housing Authority PHA Plan Agency Identification

PHA Name: Moline Housing Authority

PHA Number: IL020

PHA Fiscal Year Beginning: April 1, 2001

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- X Main administrative office of the PHA
- X PHA development management offices
- X PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

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

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Moline Housing Authority Goal for the Expansion of Stock Issues**
1. Adapt the Moline Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
 2. Assist our community in exploring avenues to possibly increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our consolidated Plan.

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- X Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

X Other (list below)

Moline Housing Authority Objectives:

1. The Moline Housing Authority shall assist 20 families move from renting to homeownership by December 31, 2004.
2. The Moline Housing Authority will apply for its first tax-credit allocation by December 31, 2003. (Note: This assumes the fiscal year and LIHTC cycle overlap.)

X PHA Goal: Improve the quality of assisted housing

Moline Housing Authority Marketability & Management Issue Goals

Management Issues

1. Manage the Moline Housing Authority's existing public housing program & Section 8 in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Moline Housing Authority in a manner that results in full compliance with applicable statues and regulations as defined by program audit findings.

Marketability Issues

1. Enhance the marketability of the Moline Housing Authority's public housing units.
2. Make public housing the affordable housing of choice for the very-low income residents of our community.

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- X Increase customer satisfaction:
- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- X Other: (list below)

Moline Housing Authority Objectives:

Management issue objectives:

1. HUD shall recognize the Moline Housing Authority as a standard performer.
2. The Moline Housing Authority shall make our public housing units more marketable to the community as evidence by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2004.
3. By year 2004, the Moline Housing Authority shall have a waiting list of sufficient size so we can fill our public housing units within twenty (20) days of them becoming vacant.
4. The Moline Housing authority shall increase the percentage of rents collected from 65 % to 75 % by December 31, 2002.

5. The Moline Housing Authority shall achieve and sustain an occupancy rate of 97 % by December 23, 2004.
6. The Moline Housing authority shall promote a motivating environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
7. The Moline Housing Authority shall implement its asset management plan no later than December 31, 2002.

Marketability Objectives:

1. The Moline Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
2. The Moline Housing Authority shall remove all graffiti within 24 hours of discovering it by December 31, 2000.
3. The Moline Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.
3. The Moline Housing Authority shall become a more Customer-oriented organization.

PHA Goal: Increase assisted housing choices

Moline Housing Authority Tenant-Based Housing Issues Goals

1. Manage the Moline Housing Authority’s tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.
2. Expand the range and quality of housing choices available to participants in the Moline Housing Authority’s tenant-based assistance program.

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- X Other: (list below)

Moline Housing Authority Tenant-Based Issue Objectives:

1. The Moline Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by December 31, 2004.
2. The Moline Housing Authority shall sustain a utilization rate of 90% by December 31, 2004, in its tenant-based program.
3. The Moline Housing Authority shall attract 10 new landlords who want to participate in the program by December 31, 2004.
4. The Moline Housing Authority shall reduce at the amount of time it takes to inspect a new unit to 15 days by December 31, 2004.

5. The Moline Housing Authority shall implement an aggressive outreach program to attract at least 10 new landlords to participate in its program by December 31, 2004.

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

X PHA Goal: Provide an improved living environment

Moline Housing Authority's Security Issue Goals:

1. Provide a safe and secure environment in the Moline Housing Authority's public housing developments.
2. Improve resident and community perception of safety and security in the Moline Housing Authority's public housing developments.

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

X Other: (list below)

Moline Housing Authority Security Issue Objectives:

1. The Moline Housing Authority's leadership shall speak to at least 16 civic, religious, or fraternal groups a year between now and December 31, 2004, to explain how important they are to the community.
2. The Moline Housing Authority shall ensure that there are at least two positive stories a year in the local media about the Housing Authority or one of its residents.
3. The Moline Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2001.

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

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

Moline Housing Authority's Supportive Services Issues Goals:

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- X Other: (list below)

Moline Housing Authority's Supportive Service Issues Objectives:

1. The Moline Housing Authority will implement eight (8) new partnerships in order to enhance services to our residents by December 31, 2004.
2. All Moline Housing Authority residents will get off TANF in their allotted time period without a penalty.
3. Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Resident Services program and our Section 8 program.
4. The Moline Housing Authority's community center shall be more effectively utilized to provide resident services as measured by increased their utilization to 20% of the time by December 31, 2004.
5. The Moline Housing Authority shall ensure that at least four (4) supportive service opportunities are present for every public housing resident by December 31, 2004.
6. The Moline Housing Authority shall have effective, fully functioning resident organizations in every public housing development and for the tenant-based program by December 31, 2003.
7. The Moline Housing Authority shall assist its resident's organizations in strengthening their organizations and helping them develop their own mission statement, goals, and objectives by December 31, 2001.

8. The Moline Housing Authority shall assist 2-3 Families voluntarily move from assisted to unassisted housing by December 31, 2004.
9. The Moline Housing Authority, working with its partners, shall ensure that 100% of its TANF residents are working or engaged in job training by December 31, 2002.
10. The Moline Housing Authority shall ensure that all of its school age children are regularly attending school.

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Moline Housing Authority's Equal Opportunity Issue Goals:

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
3. Operate the Moline Housing Authority in full compliance with all Equal Opportunity laws and regulations.
4. The Moline Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X Other: (list below)

Moline Housing Authority's Equal Opportunity Issues Objectives:

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

Other PHA Goals and Objectives: (list below)

Moline Housing Authority's Fiscal Responsibility Issue Goals:

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

Objectives:

1. The Moline Housing Authority shall operate so that income exceeds expenses every year.
2. The Moline Housing Authority shall implement an effective ant-fraud program by December 31, 2000.
3. The Moline Housing Authority shall maintain its operating reserves of at least \$750,000 between now and December 31, 2004.
4. The Moline Housing Authority shall maintain its current level of operating costs for three years despite inflation.
5. The Moline Housing Authority will reduce its dependence on HUD by raising \$50,000 from non-HUD sources by December 31, 2004.
6. The Moline Housing Authority shall raise funds from five (5) on HUD sources by December 31, 2004.

Moline Housing Authority Maintenance Issues Goals:

1. Maintain the Moline Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Moline Housing Authority.

Objectives:

1. The Moline Housing Authority shall have all of its units in compliance by December 31, 2004.
2. The Moline Housing Authority shall create and implement a preventative maintenance plan by December 31, 2000.
3. The Moline Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2004.
4. The Moline Housing Authority shall achieve and maintain an average response time of three (3) hours in responding to emergency work orders by December 31, 2002.
5. The Moline Housing Authority shall achieve and maintain an average response time of two (2) days in responding to routine work orders by December 31, 2002.

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Moline Housing Authority 2001 Annual Plan
Progress Report
&
Executive Summary

The Moline Housing Authority has prepared this Annual Plan in compliance with Section 511 of the Quality Housing And Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted a mission statement and updated applicable polices to govern the Moline Housing Authority operations to guide the activities of the Moline Housing Authority.

Moline Housing Authority Mission Statement

The Moline Housing Authority was developed to provide affordable, safe, and sanitary housing to low-income individuals and families residing in or desirous in the City of Moline, Illinois.

The Moline Housing Authority is committed to providing supportive services to all residents designed to assist them in attaining personal and financial goals, which will enable them to assist into individual and family self-sufficiency.

Moline Housing Authority policies that govern our operation.

1. Admissions & Continued Occupancy Policy

2. Section 8 Administrative Plan
3. Blood Borne Disease Policy
4. Capitalization Policy
5. Check Signing Policy
6. Community Space Policy
7. Criminal Records Management Policy
8. Disposition Policy
9. Drug Free Policy
10. Equal Housing Opportunity Policy
11. Ethic Policy
12. Funds Transfer Policy
13. Hazardous Materials Policy
14. Investment Policy
15. Maintenance Policy
16. Pest Control Policy
17. Natural Disaster policy
18. Procurement Policy
19. Public Housing Lease & Section 8 HAP Contract
20. Safety & Crime Prevention Plan

Copies of these polices are on file for review at Moline Housing Authority Administrative office, Hillside Heights and Spring Valley sites.

Introduction

On January 19, 2000 the Board of Commissioners of the Moline Housing Authority (MHA), approved the initial MHA 5 year Plan & one year Annual (Agency) Plan. The plan for Moline Housing Authority's Agency Plan was subsequently approved by the U.S. Department of Housing and Urban Development (HUD) June 2000.

The contents of this document represent the Moline Housing Authority annual Plan for FY – 2001.

BACKGROUND

The MHA, located in the City of Moline, Illinois, has 486 units of public housing and 234 Section 8 vouchers. The City of Moline, Il, continues to identify a significant need for more affordable housing resources in our community.

MHA Annual plan is part of the entire effort undertaken by the City of Moline, Illinois, to address our jurisdictions affordable housing needs. . While we cannot ourselves meet the entire needs identified here, in accordance with our goals included in our agency plan, we will continue to address some of the identified needs by using appropriated resources to *maintain and preserve our existing stock*.

To assist with meeting this significant housing need, the MHA plan proposed:

- Not to demolish or add any public housing units.

- Utilize federal funding resources to provide improvements, modernization and management improvement to preserve current public housing stock, section 8 assistance & staff.
- When appropriate and feasible, MHA will apply for additional grants and loans from federal, state, and local community.
- A commitment to meet all applicable fair housing, civil rights & disability rights laws.
- Collaboration with local partners, city of Moline, Illinois, and community agencies to try and meet these identified needs.

In fiscal year 2000, MHA made real and substantial progress towards implementing the following goals. MHA:

- Continues to provide affordable, safe, and sanitary housing to eligible low-income individuals in the City of Moline, Illinois.
- Recognized by HUD for fiscal year 2000 as a “high performer”.
- Continue to maintain financial accountability and stability.
- Complied with the new federal regulations and adopted changes to admissions and occupancy requirements in the public housing, Section 8 Administrative Plan, housing assistance program, grievance policy & procedures, screening policy and procedures.
- Completed & adopted new pet policies for public housing family developments.
- Completed & adopted new community service requirements.
- Promoted a motivating work environment with capable and efficient employees.
- Budgeting & permitted residents and staff to attend leadership development training.
- Maintained full compliance with all applicable standards and regulations.
- Improved the quality of life by continuing with integration of the resident services department & utilized the community center that offers educational, technical & economic opportunities.
- Continued to enhance the image of MHA in our community.
- Completed a company survey to identify strengths & weaknesses to improve area of customer satisfaction.
- Conducted and completed a resident security survey.
- Continued with police contract to provide reimbursement of above baseline protective services within MHA developments.
- Continued to manage our tenant based Section 8 program in an efficient and effective manner being recognized as a standard performer under SEMAP.
- Continued to maintain our real estate in decent condition, delivering timely and high quality maintenance service to the residents of MHA.
- Revised and implemented a preventative maintenance plan.
- Completed and received a certified implementation plans for the resident satisfaction survey.
- Achieved an adequate score level on the HUD resident satisfaction survey.

- Completed and received a certified follow up plan based on results from the resident satisfaction survey.
- Created newfound partnerships with community agencies, LAN 29, Project Now, offering various levels of services.
- Provided technical assistance to Department of Corrections & Rock Island County Drug courts on our screening procedures and One Strike policy.
- The agency plan provides a number of changes in the MHA's admission and continued occupancy policies, promote resident responsibility, increase the housing choice, and protect and affirm resident rights.
- To conform to the Public Reform Act & New admissions standards, MHA imitated comprehensive collaboration with the Rock Island County – TANF agency developing and signing a Memorandum of Agreement. This agreement became effective in October. (Rock Island County), and Black Hawk College.
- Making available, \$860,000 in capital funds to provide rehabilitation, renovations & landscaping to the public housing units.
- Issued the requests for proposals (RFP) for proposed projects: rehabilitation, renovations & landscaping for Spring Brook, Hillside, & Spring Valley properties.
- Closed & completed the replacement of appliances in spring brook development
- Maintained 100% of recertification process for months of September, October, & November.
- Continue to maintain a 98% occupancy rate.
- Coordinated system access for transmittal of pertinent information through the systems administration with REAC office.
- Transmitted via Internet required PHA's information.
- Submitted the required MHA unit collection data to PIC information center before deadline date.
- Completed fiscal (FY – year 2000) audit as required under Section 5 (h) (2) of the U.S. Housing Act of 1937. No findings as the result of that audit.

Proposed changes for FY 2001

- Administration & Implementation of the new community service requirement.
- Continue to adhere to implemented follow up plan for the Resident Service Satisfaction to obtain satisfactory resident satisfaction scores.
- Appropriate revisions to be made applicable as regulations change.

Substantial Deviation

Please note, that this second year plan marks a continuation of the original plan and does not represent any significant deviation from that plan. Rather it details the steps necessary to achieve the goals of the Plan.

Pet Policy

To conform to the latest regulation for pets, MHA adopted & implemented a pet policy. Revisions to the ACOP were made after consultation with the RAB members

& approval from the board. This policy is on file at the MHA administrative offices for review or requested copy.

Community Service Requirement

In order to facilitate coordination of verifying resident compliance with requirements of the Public Housing Reform Act and QHWRA, Moline Housing Authority signed a Memorandum of Agreement (MOA) with the Rock Island County TANF office to support this goal.

This cooperative agreement, signed in November, will assist us in verifying: **if an assisted housing resident's loss of welfare assistance is due to noncompliance or fraud, to determine if a resident eligible for an earned income disregard and/or to determine if a resident is exempt from the community service requirement.**

Resident Participation

MHA is fully supportive of the resident participation concept and we attempt to meet more than the HUD minimum requirements for resident involvement. The Executive Director's "visionary leadership" promotes resident participation.

The aggressive encouragement of resident participation has promoted & proved resident involvement to be an effective vehicle. It affords residents the opportunity to sustain ownership, assists the housing authority in prioritizing their improvement plans & goals and most importantly, we are able to obtain valuable information from the residents of the community whom the services are intended to help.

Past years, the MHA community did have elected resident councils. However, MHA residents informed the housing authority of the following: because of the lack of residents interest to offer full commitment, the time it takes to fill an active *un paid* position and with the new work requirement mandates for TANF recipients/low income persons, residents at this time choose to discontinue with the resident councils.

MHA continues to encourage the development of resident councils and periodically provides information on resident councils.

MHA currently has an active advisory board (RAB) and implemented the resident advisory board concept long before the HUD mandate. To date, we have an active RAB board and a Resident Commissioner.

The process for the RAB member selection was as follows:

1. FY 1997 –MHA notified the residents about the resident advisory board concept, which included the process for interested residents to become selected.
2. HA/residents scheduled a meeting to discuss development of the advisory board.
3. Residents nominated other interested residents to be resident advisory board leaders for the MHA.
4. Residents voted on the nominations for the resident advisory board members.
5. Selection for the RAB members completed & acknowledgements by the housing authority.
6. RAB member's terms are for three years.
7. The RAB members meet with the housing authority staff on any policy changes, revisions, development of capital fund budgets/projects and monthly before the Board of Commissioners meetings.

RAB members are active, work cooperatively and offer suggestions during monthly meetings & comment periods on any policy changes or revisions.

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

1. Received suggestions (s) affirmatively serve as a rule that would be fair to all residents.
2. Received suggestions (s) would, in any way, impose a violation of the law.

Considered suggestions are then presented to the board of commissioners for approval.

Current RAB members are:

1. Spring Brook – Katherine York, Lynn Rewerts
2. Spring Valley – Patricia Rhoades, Debra Dove
3. Hillside – Nadine Gluck, Norma Steafken

All Commissioners appointed to the housing authority boards (State of Illinois) are regulated by the State. Therefore, to ensure that all the appointments of the MHA board is fair, consistent and within the applicable law, MHA adhered to the appointment process. The Mayor made the resident board of commissioner's selection. A ***Section 8 participant*** was appointed by the Mayor to sit on the MHA Board of Commissioners.

Name & term of MHA appointed Board of Commissioner – Juanita Thomas

Length of term: 9/2000 – 9/2003

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

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

November 20, 2000	Meeting with the City of Moline- Department of Community Development
November 20, 2000	Meeting with Resident Advisory Board
November 30, 2000	Advertise to the public that a DRAFT for FY 2001 Annual Plan available for review.
	Submit copies of the DRAFT plan to RAB members
December 14, 2000	Comments accepted from Resident Advisory Board
January 15, 2001	Public hearing & comments taken of DRAFT plan
January 16, 2001	Submit plan to Board of Commissioners for approval of plan.
January 16, 2001	Submit plan to the HUD

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

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

Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Capital Improvement Needs
 - 6. Demolition and Disposition
 - 7. Crime and Safety
 - 8. Pets (Inactive for January 1 PHAs)
 - 9. Civil Rights Certifications (included with PHA Plan Certifications)
 - 10. Audit
 - 11. Other Information
 - 12. Attachments

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan**

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

- Other (List below, providing each attachment name)
 - 1. Required HUD certification forms.
 - 2. Updated copy of Moline Housing Authority ACOP
 - 3. Updated copy of Moline Housing Authority Section 8 Administration Plan
 - 4. Copy of Moline Housing Authority Lease

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	X Check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(Specify as needed)
	1. All policies that govern the Moline Housing Authority operations.	

1. Statement of Housing Needs

Statement of Housing Needs- MHA housing needs assessment did not change for year 2001.

[24 CFR Part 903.7 9 (a)] The Quality Housing And Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Moline Housing Authority held meetings and discussions with the community development department of the City of Moline, Illinois on the community housing needs. From these meetings and data as outlined in the Consolidated Plan it shows that there is a significant need for additional affordable housing resources in our community.

We used our analysis to prepare our Fiscal year 2001 Annual plan. It reflects our priorities that we have set forth in our mission statement.

Our agency is part of the entire effort undertaken by the City of Moline, Illinois to address our jurisdiction’s affordable housing needs. As stated above, the need for housing includes a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this plan, we will try to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. The resources will improve the supply of decent housing and decrease the supply of substandard housing.

Moline Housing Authority will address the housing needs by working with and complimenting the Consolidated Plan with the City of Moline, Illinois and working with other local partners, Project Now Housing Services and the local banks to try to meet identified needs.

This year, we expect to receive \$4,241,262.00 in funds for our existing programs. We will continue to use those resources to house people. At this time we do not intend to add units because we are focusing on physical improvements to existing developments.

Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes beyond our control.

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4	4	4	4	3	4	3
Income >30% but <=50% of AMI	4	4	4	4	3	4	3
Income >50% but <80% of AMI	3	3	3	3	3	3	3
Elderly	3	3	3	3	3	3	3
Families with Disabilities	3	3	3	3	4	3	3
Race/Ethnicity	Black/4	4					
Race/Ethnicity	Hispani c/4						
Race/Ethnicity	All househ olds/2						
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.)

X Consolidated Plan of the Jurisdiction/s

Indicate year: 1995 - 1999

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

Indicate year:

Other housing market study

Indicate year:

X Other sources: (list and indicate year of information) Years 1999 & 2000, Moline Housing Authority staff met with Community Development Department, City of Moline, Illinois; Craig Anderson

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
X Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# Of families P. H.	% Of total families	Annual Turnover
Waiting list total	59		
Extremely low income <=30% AMI	12		
Very low income (>30% but <=50% AMI)	30		
Low income (>50% but <80% AMI)	17		
Families with children	30		
Elderly families	3		
Families with Disabilities	3		
Race/ethnicity	White = 36		
Race/ethnicity	Black = 11		
Race/ethnicity	Hispanic = 12		
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only) Efficiency Apt.		29	
1BR	28	9	
2 BR	42	12	
3 BR	35	8	
4 BR	4	1	
5 BR	Not applicable to Moline Public Housing developments, as we do not have 5 bedroom units.		
5+ BR	Same as above statement		
<p>Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No X Yes In the case of a disaster.</p>			

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)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families Section 8	% of total families	Annual Turnover
Waiting list total	203		
Extremely low income <=30% AMI	198		
Very low income (>30% but <=50% AMI)	5		
Low income (>50% but <80% AMI)	0		
Families with children	135		
Elderly families	41		
Families with Disabilities	43		
Race/ethnicity	White = 126		
Race/ethnicity	Black = 62		
Race/ethnicity	Hispanic =14		
Race/ethnicity	Asian= 1		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72		
2 BR	110		
3 BR	17		
4 BR	4		
5 BR	0		
5+ BR	Same as above statement		

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed? Two (2) months.

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No **Yes In the case of a disaster.**

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

As stated previously in our agency plan. Our agency is part of the entire effort undertaken by the City of Moline, Illinois to address our jurisdiction’s affordable housing needs.

The need for housing includes a significant need for additional affordable housing resources in our community.

While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this plan, we will try to address some of the identified needs by using appropriated resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We intend to work with our local partners City of Moline, Illinois, Project Now Housing Services and the local banks to try to meet these identified needs.

This year, we expect to receive \$4,241,262.00 funds for our existing programs. We will continue to use those resources to house people. At this time we don’t intend to add units because we are focusing on physical improvements to existing developments. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes beyond our control.

(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)**
- 1. Working closely with community partners utilizing resources.**

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- 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)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,106,516	
b) Public Housing Capital Fund	1,110,387	
c) HOPE VI Revitalization	None	
d) HOPE VI Demolition	None	
e) Annual Contributions for Section 8 Tenant-Based Assistance	910,749	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	None	
g) Resident Opportunity and Self-Sufficiency Grants	None	
h) Community Development Block Grant	None	
i) HOME	None	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	914,940	
4. Other income (list below)	None	
Interest on investments	38,640	
Vending, phones, laundry, etc	37,400	
5. Non-federal sources (list below)		
Illinois Board of Education (Even Start)	100,000	
Total Resources	<u>4,218,632</u>	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

Moline shall access the FBI for screening purposes if needed.

(2)Waiting List Organization

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

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

PHA main administrative office

PHA development site management office

Other (list below)

c. "NO" If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

- One**
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time (only)

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

Per instructions we do not need to submit information on deconcentration.

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation**
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. **Yes** **No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**
- c. **Yes** **No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?**
- d. **Yes** **No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)**
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)**
 - 1. Moline Housing Authority will also offer only if requested by the landlord about the family tendency history & drug trafficking information.**
 - 2. Current landlord address as shown in Moline Housing Authority records.**
 - 3. Address of the family's current & prior address.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None**
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)**

Spring Valley – 1150 41st Street –Suite A
Moline, Illinois

(3) Search Time

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

If yes, state circumstances below:

Applicants are given an additional 60 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- X \$26-\$50

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

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

A. A hardship exist in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, state, or local assistance program.
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the *immediate* family. Immediate family = father, mother, brother, sister, child (ren).

The Admissions and Continued Occupancy policy also has outlined what defines: No hardships, temporary hardship, long-term hardship and an appeal process for hardship (s).

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

1. Yes **No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income

Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
This amount is the same as ceiling rent

Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

X Yes for all developments

- Yes but only for some developments
- No

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

X For all developments

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

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

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

f. Rent re-determinations:

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

- Never
- At family option

X Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)**
Same as Ceiling rent

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually**
- Other (list below)

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

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

Or if families are having to rent low quality units or pay over 40 % of income for rent the payment standard may be raised to the level judged necessary to alleviate these hardships.

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Moline Housing Authority is not required to submit because we are currently as defined by HUD operating at a high performing status. However, we do have an Operation and Management policy on file for review.

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

An organization chart showing the PHA’s management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		

Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

Moline Housing Authority is not required to submit this portion of the plan As defined by HUD we are currently operating at a high performing housing status. However, we do have on file for review a Maintenance & Management policy including a pest policy.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)

Moline Housing Authority is not required to submit this part of the plan. As defined by HUD we are currently operating at a high performing status. However, we do have our grievances procedures adopted and on file for review.

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Attachments for the Capital Improvements Needs are attached.

(filename Attachment 1 A-L

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment 1- A & 2A-C, Forms # 52837**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachments 3A –H, Forms #52834

-or-

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

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) Not required for Moline Housing Authority to submit.

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

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

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)] **Moline Housing Authority not required submitting this portion, as we are currently a high performing housing authority.**

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:
Occupancy by only the elderly <input type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)] **Moline Housing Authority is not required at this time to submit this part because we are a high performing housing authority.**

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Moline Housing Authority is not required to submit this part.

A. Public Housing

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

1. Yes **No:** Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to

component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

Not required to submit at this time as we are a high performing housing authority.

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Moline Housing Authority is not required to submit this part at this time as we are operating at a high performing housing authority status.

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-sufficiency policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: DD/MM/YY)
Public Housing		
Section 8		

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Moline Housing Authority not required to submit, however, MHA does have a policy adopted and on file for review.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are attached.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: **Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?**
(If no, skip to component 17.)
2. X Yes No: **Was the most recent fiscal audit submitted to HUD?**
3. Yes X No: **Were there any findings as the result of that audit?**
4. Yes No: **If there were any findings, do any remain unresolved?**
If yes, how many unresolved findings remain? ____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Moline Housing Authority is not required to submit this part of the plan at this time as we are operating at a high performing housing authority status.

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - X** **Provided below:**

The Moline Housing Authority (MHA) engaged in the process of seeking resident and public comments on the Fiscal year 2001 Annual Plan.

Sign – in sheets & minutes were taken and MHA did provide appropriate responses on received comments. Documents and minutes related to the meetings may be found on file for review.

Received comments:

1. Resident Comment:

Comment was on the total number of public housing units for the MHA. The resident felt MHA was counting more units than what is actually available & reminded MHA that due to the renovation at Hillside years back, a total of three units was remolded into two units. Thereby, reducing our total unit count to 486 verses the 487 as reported by the housing authority.

Moline Housing Authority's reaction to the comment:

The executive Director confirmed the residents comment and instructed staff to change the total unit count. The RAB board was also informed on our most recent unit collection data that was submitted to HUD. The executive Director explained that the “new” required unit collection data process & how the data collection identifies the exact apartment numbers for **EACH unit. Therefore, with the “new” required unit collection data submission, our total unit count did get reported to HUD as totaling 486 as commented.**

2. Resident Comment:

Resident wanted to know how much money is budgeted into operating for resident training seminars?

MHA reaction to the comment:

MHA commented resident training dollars are included in with the MHA staff training. However, calculations for all persons (staff & residents) that attended training last year computed to approximately \$600 per person. This included cost of the training, travel, food, lodging & training registration fees. A total of \$2000.00 has been budgeted for resident training.

3. Resident Comment:

Commenter wanted to know the results to the resident security safety that MHA initiated?

MHA reaction to the comment:

Commenter was informed that we would get back with her & get the results to the residents.

4. Resident Comment:

Commenter wanted to know the status of the pest control company.

MHA reaction to the comment:

MHA informed the current status of Pest Control Company being at the end of the contract and bids have been taken to determine the selection of Pest Control Company.

5. Resident comment:

Resident wanted the total number of appliances that was replaced in the developments.

MHA reaction to the comment:

MHA informed commenter the appliances were replaced as needed.

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

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

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes **X No:** Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes **X No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Any adult recipient of PHA assistance could nominate candidates

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
City of Moline, Illinois
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**
 1. **Make physical improvements to existing developments.**
 2. **Work closely with community partners: the City of Moline, community development department, Project Now Housing Services and the local banks to try to meet the identified needs.**
 - Other: (list below)**
3. **The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)**
 1. **Providing support of financial assistance from the Community Development Block grant program.**
 2. **Working as partners to meet the needs for affordable housing**
 3. **Continue to consult with the Moline Housing Authority in the development of the Consolidated Plan.**

D. Other Information Required by HUD

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

HUD states that housing authorities must define Substantial Deviation and “Significant Amendment or Modification”.

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

Attachments

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

Capital Needs Improvement

- 1. Attachment: 1A Capital Fund Annual Statement, Part 1**
- 2. Attachment: 2A Capital Fund Statement, Part 2**
- 3. Attachment: 3A Capital Improvements 5-yr. Action Plan**

Table Library

1A

Component 7

**Moline Housing Authority – Moline, Illinois
Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

**Capital Fund Program (CFP) Part I: Summary
Revised -**

Capital Fund Grant Number FFY of Grant Approval: **2001**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	37,000
4	1410 Administration	72,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	25,000
8	1440 Site Acquisition	
9	1450 Site Improvement	314,000

10	1460 Dwelling Structures	508,000
11	1465.1 Dwelling Equipment-Non expendable	
12	1470 Non dwelling Structures	40,000
13	1475 Non dwelling Equipment	9,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	81,000
20	Amount of Annual Grant (Sum of lines 2-19)	1,086,000
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

2A

Moline Housing Authority- Moline, Illinois

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL 20-1 Spring Brook	Install Rain Caps on Gutters	1460	34,000
	Replace Fence	1450	30,000
	Expand Service Drive (Court 5 North)	1450	35,000
	Continue Parking area development	1450	240,000
Hillside	Refinish Kitchen Cabinets	1460	150,000
<i>Hillside</i>	Replace Wood Paneling	1460	24,000
	First Floor Common Area Renovations	1470	40,000
<i>IL-20-2B</i> <i>Spring Valley</i>	Refinish Kitchen Cabinets	1460	200,000
	Replace Gutters & Install Rain Caps	1460	50,000
	Expand Service Drive (east end)	1450	30,000
	Replace Wood siding on South Exposures	1460	50,000

<i>PHA Wide</i>	Management Improvements	1408	37,000
<i>PHA Wide</i>	Administration	1410	72,000
	Contingency	1502	81,000
	Fees & Cost	1430	25,000
	Non Dwelling Equipment	1475	9,000
	Landscaping	1450	15,000
	Grand total		<u>\$1,086,000.00</u>

Blank Page

2A

Moline Housing Authority

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL-20-1 Spring Brook	9/30/03	9/30/04
IL 20-2A Hillside Heights	9/30/03	9/30/04
IL 20-2B Spring Valley	9/30/03	9/30/04
PHA Wide/Side Walks	9/30/03	9/30/04
PHA Wide/ Admin.	9/30/03	9/30/04
PHA WIDE/Mgt. Improvements	9/30/03	9/30/04
PHA WIDE/landscaping	9/30/03	9/30/04

--	--	--

3A

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)
Moline Housing Authority- Moline, Illinois**

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL 201	Spring Brook	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Clean & Tuck Point Buildings		\$181,000.00	2002
Replace Dwelling Unit Boilers		\$550,000.00	2002
Dwelling Unit Renovations: Asbestos Abatement		\$640,000.00	2003
Replace Flooring, Elec. Service Upgrade, Bath Fixtures			
Replace Playground Equipment		100,000.00	2003
Total		1,471,000	
Total estimated cost over next 5 years			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) Moline Housing Authority- Moline, Illinois

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL-20-2A	Hillside Heights	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Exterior Lights Enclose Fire Escape Stairwells Dwelling Unit Renovations: Asbestos Abatement Replace Flooring, Elec Service Upgrade, Bath Fixtures, Kitchen Cabinets, Carpeting, Unit A/C			\$ 60,000 \$ 420,000	2002 2003
Replace Sliding Doors on First Floor Install Dryvit Finish on Exposed Concrete Surfaces Install Unit A/C Slevs			1,014,000 100,000 300,000 300,000	2002 2003 2005 2005
Total			\$2,194,000	
Total estimated cost over next 5 years				

3A

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) Moline Housing Authority, Moline, Illinois

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL-20-2B	Spring Valley	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Exterior Lights, Add Lights in Vestibul			\$ 95,000	2001
Replace Shingle Roofs			\$ 120,000	2004
Dwelling Unit Renovations: Asbestos Abatement			\$ 838,000	2002
Replace Flooring, Elec Service Upgrade, Bath Fixtures, Kitchen Cabinets, Carpeting, Unit A/C , Interior Door Replacement				
Install Thru Wall A/C Units			300,000	2005
Tuck Point Buildings			150,000	2005
Total			\$ 1,503,000	
Total estimated cost over next 5 years				

3A

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)
Moline Housing Authority, Moline, Illinois**

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA WIDE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Computer Hardware Replacement			\$ 35,000	2005
Landscaping			\$ 40,000.	2002
Area Fencing			\$ 40,000	2002
Maintenance Utility Cart			5,000	2002
Total			\$ 120,000	
Total estimated cost over next 5 years				

3A

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)
Moline Housing Authority- Moline, Illinois**

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA WIDE – Management Improvements			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Software Upgrades & Replacement			\$ 40,000	2005
Staff Development Training			\$ 75,000	2002
Safety Program Review			\$ 8,000	2002
Utility Allowance Study			\$ 15,000	2002
Energy Audit			10,000	2003
Resident Job Training Coordinator			\$ 28,000	2004
Resident Job Training			\$ 100,000	2002
Total			\$276,000.00	
Total estimated cost over next 5 years				