

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

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# PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006  
Annual Plan for Fiscal Year 2002

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

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of Joliet

**PHA Number:** IL024

**PHA Fiscal Year Beginning:** 07/01/2002

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2002 - 2006**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) Increase PHAS score to 85.0 for FY 2002, 90.0 for FY 2003, 92.0 for FY 2004, 95.0 for FY 2005 and FY 2006.
  - Improve voucher management: (SEMAP score) Increase the SEMAP score from 92.0 in FY 2001 to 95.0 for FY 2002, FY 2003, FY 2004, FY 2005 and FY 2006.
  - Increase customer satisfaction: Provide enhanced resident services. Neighborhood Policing, Resident Councils,(all years) & Boys and Girls Club (FY2003).
  - Concentrate on efforts to improve specific management functions: General Staff Skill Training, Procedural Assessment, Asset Management Training, Capital Fund Training, Maintenance Assessment, Financial Assessment.(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: Renovate 50 dwelling units over five years
  - Demolish or dispose of obsolete public housing: As deemed necessary.
  - Provide replacement public housing: To be determined.
  - Provide replacement vouchers: To be determined.

- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers: Apply for conversion at IL24-004 to Assisted Living.
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: Convert one (1) John O. Holmes building to an Assisted Living Facility.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
- Increase the number and percentage of employed persons in assisted families.
  - Provide or attract supportive services to improve assistance recipients' employability: Onsite homework assistance. Computer tutoring for children and adults. ROSS Grant Application.
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities. Senior Health Programs at 2 developments. Security Services at all elderly developments.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- 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:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- To increase the occupancy rate, thereby maximizing utilization of the Authority's housing stock.
- To encourage self-sufficiency of Low-Rent and Section 8 families by providing opportunities that address educational, socio-economic, recreational and other human services needs of the family.
- To enhance positive public awareness and expand the level of resident, government and community support in accomplishing the PHA's mission.
- **To maintain a high level of standards and professionalism in the operation of all programs, services and activities.**
- To become a high-performing agency through continuous improvement of the PHA's support systems, departmental operations and training of staff.
- To provide decent, safe, and sanitary housing that exceeds Housing Quality Standards by completeing comprehensive modernization and revitalization of sites.
- To provide Home-ownership opportunities for Low-Rent and Section 8 program families within the City of Joliet and other communities in Will County.
- To promote fair housing and the opportunity for low-income families of all ethnic backgrounds to experience freedom of housing choice anywhere within Will County.
- Utilizing resources of the Authority, encourage private and not-for-profit developers to provide supplemental affordable housing in our community.

***PROGRESS REPORT ON MEETING  
5 YEAR PLAN MISSION AND GOALS***

PHA Goal: Expand the supply of assisted housing.

Report: The Authority has increased the supply of assisted housing. We applied for and received 200 Section 8 Housing Choice Vouchers through the FY 2001 Fair Share Allocation of Incremental Vouchers Program; and 32 Section 8 Housing Choice Vouchers under the Family Unification Program.

PHA Goal: Improve the quality of assisted housing.

Report: The Authority has completed 168 units of comprehensive modernization at its Fairview Housing Development; purchased new refrigerators/stoves at 691 units; replaced roofs at all Senior High-rise buildings; resurfaced driveways and alleys at the DesPlaines Housing Development; and performed emergency/annual and routine maintenance repairs within standards.

PHA Goal: Increase assisted housing choices.

Report: Through comprehensive counseling and education Section 8 Program participants are locating units in non-impacted areas of the City of Joliet. Statistics are as follows:

|             | <u>March 31, 1999</u> |          | <u>January 31, 2000</u> |          | <u>March 31, 2002</u> |          |
|-------------|-----------------------|----------|-------------------------|----------|-----------------------|----------|
|             | <u>No. Units</u>      | <u>%</u> | <u>No. Units</u>        | <u>%</u> | <u>No. Units</u>      | <u>%</u> |
| East Side   | 457                   | 55%      | 365                     | 48%      | 383                   | 44%      |
| West Side   | 143                   | 19%      | 185                     | 24%      | 237                   | 27%      |
| Out of Town | <u>201</u>            | 26%      | <u>211</u>              | 28%      | <u>249</u>            | 29%      |
| Totals      | 801                   |          | 761                     |          | 869                   |          |

PHA Goal: Improve community quality of life.

Report: The Authority renewed its Neighborhood Oriented Policing Contract with the City of Joliet; aggressively evicted 5 residents for anti-social/drug activities; employed a Security Guard on a full-time basis; the Gun Buyback Initiative; and conducted many positive programs and activities for youth at Community Centers.

PHA Goal: Promote self-sufficiency and assist development of families and individuals.

Report: Through the Ross Grant the Authority is intending to assist approximately 50 families in achieving self-sufficiency by providing the families access to support services, case management, transportation, and other empowerment activities. The Housing Authority of Joliet is now currently providing services to 32 Public Housing and Section 8 families.

PHA Goal: Ensure Equal Opportunity in housing for all Americans.

Report: In cooperation with Cornerstone Services, Inc. and the Will County Center for Independent Living, the Housing Authority submitted applications for Section 8 Housing Vouchers targeted to the handicapped/disabled population. Also in cooperation with the Will County Community Development Department, we provided emergency Section 8 assistance to thirty-one (31) Cornerstone clients when funding had expired.

**Annual PHA Plan**  
**PHA Fiscal Year 2002**

[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.

**Not required**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**

**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. Operations and Management Policies
  - 6. Grievance Procedures
  - 7. Capital Improvement Needs
  - 8. Demolition and Disposition
  - 9. Designation of Housing
  - 10. Conversions of Public Housing
  - 11. Homeownership
  - 12. Community Service Programs
  - 13. Crime and Safety
  - 14. Pets
  - 15. Civil Rights Certifications (included with PHA Plan Certifications)
  - 16. Audit
  - 17. Asset Management
  - 18. Other Information



## 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:

- A. Admissions Policy for Deconcentration
- B. FY 2002 Capital Fund Program Annual Statement
- C. Performance & Evaluation Reports for existing Capital grants as of the period ending 12/31/01
- D. Membership of the Resident Advisory Board
- E. Most recent board-approved operating budget (**Hard Copy Attachment A**)
- F. Initial Assessment for Mandatory Conversion**

### Optional Attachments:

- A. FY 2002 Capital Fund Program 5 Year Action Plan
- B. Other (List below, providing each attachment name)

#### **Hard Copy Attachment B:**

Certifications: Board Resolution for Annual Plan,  
Local Entity's Certification of compliance with  
Consolidated Plan, Drug Free Workplace, Disclosure of  
Lobbying Activities, Payments to Influence Federal  
Transactions

#### **Hard Copy Attachment C:**

Additional Capital Fund Requirements:  
Request for Release of Funds & Certification, Evidence of  
Compliance with the National Historical Preservation Act

#### **Hard Copy Attachment D:**

Housing Authority of Joliet's Organizational Chart

#### **Hard Copy Attachment E:**

Housing Authority of Joliet Resident Satisfaction Survey Follow-Up Plan

## 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.

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                             |
| 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:<br>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:<br>Housing Needs                                |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan:<br>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 |
| X  | Public Housing Deconcentration and Income Mixing Documentation:<br>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<br>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<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Rent Determination                              |
| X  | Schedule of flat rents offered at each public housing development<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Rent Determination                              |
| X  | Section 8 rent determination (payment standard) policies<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination                              |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)  | Annual Plan: Operations and Maintenance                      |
| X  | Public housing grievance procedures   | Annual Plan: Grievance                                       |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                  |
|  | <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy   | Procedures  |
| X  | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures                 |
| X  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                        |
| X  | Most recent CGP Budget/Progress Report (HUD 52825) for any active CGP 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                        |
| N/A  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                               | Annual Plan: Capital Needs                        |
| N/A  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition           |
| N/A  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing        |
| N/A  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act     | Annual Plan: Conversion of Public Housing         |
| N/A  | Approved or submitted public housing homeownership programs/plans   | Annual Plan: Homeownership                        |
| N/A  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                        |
| N/A  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self-Sufficiency |
| N/A  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self-Sufficiency |
| X  | 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                        | Annual Plan: Safety and Crime Prevention          |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
| N/A  | Troubled PHAs: MOA/Recovery Plan  | Troubled PHAs                                     |
|  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)  | (specify as needed)                               |
| X  | Deconcentration and Income Mixing Policies and Procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Deconcentration & Income Mixing      |

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction<br>by Family Type |         |                |        |         |                |      |           |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type   | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI  | 4882    | 4              | 4      | 3       | n/a            | 4    | n/a       |
| Income >30% but <=50% of AMI                                    | 3597    | 3              | 1      | 3       | n/a            | 3    |           |
| Income >50% but <80% of AMI                                     | 4559    | 2              | 1      | 3       | n/a            | 2    |           |
| Elderly   | n/a     | 3              | n/a    | n/a     | n/a            | n/a  | n/a       |
| Families with Disabilities                                      | 1,325   | 4              | 5      | n/a     | n/a            | n/a  | n/a       |
| White   | n/a     | n/a            | n/a    | n/a     | n/a            | n/a  | n/a       |
| Black   | n/a     | n/a            | n/a    | n/a     | n/a            | n/a  | n/a       |
| Native American   | n/a     | n/a            | n/a    | n/a     | n/a            | n/a  | n/a       |
| Hispanic  | n/a     | n/a            | n/a    | n/a     | n/a            | n/a  | n/a       |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s: City of Joliet  
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
City of Joliet 2001 and 2002 Action Plan (Consolidated Plan Updates)

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

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

| Housing Needs of Families on the Waiting List  |               |                     |                 |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one)  |               |                     |                 |
| <input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>   |               |                     |                 |
| <input type="checkbox"/> Public Housing  |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing   |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)                                 |               |                     |                 |
| If used, identify which development/subjurisdiction:   |               |                     |                 |
|  | # of families | % of total families | Annual Turnover |
| Waiting list total   | 1120          |                     | 48              |
| Extremely low income <=30% AMI   | 1015          | 90.63               |                 |
| Very low income (>30% but <=50% AMI)   | 93            | 8.30                |                 |
| Low income (>50% but <80% AMI)   | 11            | 0.98                |                 |
| Families with children   | 991           | 88.48               |                 |
| Elderly families   | 5             | 0.45                |                 |
| Families with Disabilities   | 112           | 10.00               |                 |
| White  | 110           | 9.82                |                 |
| Black  | 980           | 87.50               |                 |
| Native American  | 3             | 0.27                |                 |
| Hispanic   | 25            | 2.23                |                 |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes                     |               |                     |                 |
| If yes:  |               |                     |                 |
| How long has it been closed (# of months)? <u>7 Months</u>   |               |                     |                 |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |               |                     |                 |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?                             |               |                     |                 |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes  |               |                     |                 |

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 **Public Housing**  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

|                                      | # of families | % of total families | Annual Turnover |
|--------------------------------------|---------------|---------------------|-----------------|
| Waiting list total                   | 290           |                     | 210             |
| Extremely low income <=30% AMI       | 229           | 78.97               |                 |
| Very low income (>30% but <=50% AMI) | 61            | 21.03               |                 |
| Low income (>50% but <80% AMI)       | 0             | 0.00                |                 |
| Families with children               | 229           | 78.97               |                 |
| Elderly families                     | 7             | 2.41                |                 |
| Families with Disabilities           | 12            | 4.14                |                 |
| White                                | 39            | 13.45               |                 |
| Black                                | 236           | 81.38               |                 |
| Native American                      | 1             | 0.35                |                 |
| Hispanic                             | 8             | 2.76                |                 |

Characteristics by Bedroom Size (Public Housing Only)

|       |     |       |     |
|-------|-----|-------|-----|
| 1BR   | 61  | 21.03 | 125 |
| 2 BR  | 125 | 43.10 | 24  |
| 3 BR  | 72  | 24.83 | 40  |
| 4 BR  | 27  | 9.31  | 20  |
| 5 BR  | 5   | 1.72  | 1   |
| 5+ BR | 0   | 0     | 0   |

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

If yes:

How long has it been closed (# of months)? **5 Months**

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  **Yes**

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other:

**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:

**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.

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                      |                                    |
|---|----------------------|------------------------------------|
| <b>Sources</b>  | <b>Planned \$</b>    | <b>Planned Uses</b>                |
| <b>1. Federal Grants (FY 2002 grants)</b>   |                      |                                    |
| a) Public Housing Operating Fund  | 2,826,145.00         |                                    |
| b) Public Housing Capital Fund  | 2,508,855.00         |                                    |
| c) HOPE VI Revitalization   | 0.00                 |                                    |
| d) HOPE VI Demolition   | 0.00                 |                                    |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 5,928,215.00         | (6/30/02 Budget Rev #1)            |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 0.00                 |                                    |
| g) Resident Opportunity and Self-Sufficiency Grants                                   | 109,221.00           | Public Housing Supportive Services |
| h) Community Development Block Grant  | 0.00                 |                                    |
| i) HOME   | 0.00                 |                                    |
| Other Federal Grants (list below)   |                      |                                    |
| EDSS  | 0.00                 |                                    |
|   |                      |                                    |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>             |                      |                                    |
| CFP 50100   | 30,000.00            | Various Capital Improvements       |
| CFP 50101   | 1,746,166.06         |                                    |
|   |                      |                                    |
| <b>3. Public Housing Dwelling Rental Income</b>                                       | 2,056,240.00         | Maintenance/Operations             |
|   |                      |                                    |
| <b>4. Other income (list below)</b>   |                      |                                    |
| Excess Utilities  | 0.00                 | Maintenance/Operations             |
| Investment Interest   | 71,600.00            | Maintenance/Operations             |
| Non Dwelling Rental   | 54,000.00            | Maintenance/Operations             |
|   |                      |                                    |
| <b>4. Non-federal sources (list below)</b>  |                      |                                    |
|   |                      |                                    |
| <b>Total resources</b>  | <b>15,330,442.06</b> |                                    |

## **3. PHA Policies Governing Eligibility, Selection, and Admissions**

## 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: 5
- When families are within a certain time of being offered a unit:
- 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
  - Past participation in any HUD assisted housing program

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

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

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

### (2) Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

**The Housing Authority of Joliet does not administer site-based waiting lists.**

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

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
  - Proximity to employment, child care provided by relative, medical treatment
- Other: (list below)
  - To meet income targeting/deconcentration goals

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)
  1. Residency in the City of Joliet
  2. Non-Residency in the City of Joliet

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

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 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)
  - 1. Residency in the City of Joliet
  - 2. Non-Residency in the City of Joliet

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**

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

If yes, list these developments as follows:

| <b>Deconcentration Policy for Covered Developments</b> |                    |  |   |
|--|--------------------|--|---|
| <b>Development Name:</b>                               | <b>No.of Units</b> | <b>Explanation (if any)<br/>[see step 4 at §903.2(c)(1)(iv)]</b> | <b>Deconcentration policy (if no explanation)<br/>[see step 5 at §903.2(c)(1)(v)]</b> |
| IL24-001<br>Murray & Downey Homes                      | 76                 | No Explanation   | De-concentration Policy Contained in PHA's ACOP.                                      |
| IL24-002<br>Van Horn Homes                             | 46                 | No Explanation   |   |

**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
    - Past participation in Housing Authority of Joliet and other PHA's Section 8 programs
- 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
    - Non payment history

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

- (1) Tenant difficulty in finding available unit
- (2) Events beyond the Tenant's control that hinder/prevent unit search (e.g. medical causes or disability accessibility)
- (3) Landlord withdrawal of intention to rent through no fault of the Tenant
- (4) Reasonable accommodation

**(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)
  - i. Residency within Will County
  - ii. Non residency within Will County

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

**1** Date and Time

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** 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)
  - iii. Residency within Will County
  - iv. Non residency within Will County

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.

**(5) Income Based Rent Policies**

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

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

**b. Minimum Rent**

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

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

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

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

- (1) **Suspension of rent pending determination of nature and duration of hardship**
- (2) **Temporary hardships: rent is retroactive to time of suspension**

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
Income earned while participating in an approved training program.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

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

## **(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Flat Rents are equal to appropriate ceiling rents.

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - Reflects market or submarket
  - To increase housing options for families
  - Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
  - Other (list below)

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
  - Rent burdens of assisted families
  - Other (list below)

**(2) Minimum Rent**

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

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

- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?  
 (if yes, list below)
- (1) Suspension of rent pending determination of nature and duration of hardship**
  - (2) Temporary hardships: Rent is retroactive to time of suspension**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization to follow (Hard Copy Attachment F).
- 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.)

| <b>Program Name</b>  | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|--|---|--------------------------|
| Public Housing   | 1099  | 200                      |
| Section 8 Vouchers   | 841   | 48                       |
| Section 8 Certificates   | N/A   | -                        |
| Section 8 Mod Rehab  | N/A   | -                        |
| Special Purpose Section 8 Certificates/Vouchers Family Unification Program | 32  | -                        |
| Public Housing Drug Elimination Program (PHDEP)                            | 436   | None                     |
| Other Federal Programs(list individually)                                  | N/A   | N/A                      |
| Ross Grant   | 50  | None                     |
| EDSS Grant   | N/A   | N/A                      |

### **C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management:
  - Admissions and Continued Occupancy Policies
  - Maintenance Policies
  
- (2) Section 8 Management:
  - Section 8 Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Comp. 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

-or-

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

**CAPITAL FUND PROGRAM TABLES START HERE**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |         |  |          |
|---|---|---|---------|--|----------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |         |  |          |
| <b>PHA Name:</b><br><br><b>HOUSING AUTHORITY OF JOLIET</b>  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <b>IL06-PO24-50102</b><br>Replacement Housing Factor Grant No: |         | <b>Federal FY of Grant:</b><br><br><b>07/01/2002</b> |          |
| <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b><br><input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> |   |   |         |  |          |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost                                    |          |
|   |   | Original  | Revised | Obligated  | Expended |
| 1   | Total non-CFP Funds                                       | 0.00  |         |  |          |
| 2   | 1406 Operations   | 0.00  |         |  |          |
| 3   | 1408 Management Improvements Soft Costs                   | 309,414.50  |         |  |          |
|   | Management Improvements Hard Costs                        | 25,000.00   |         |  |          |
| 4   | 1410 Administration                                       | 250,885.50  |         |  |          |
| 5   | 1411 Audit  | 0.00  |         |  |          |
| 6   | 1415 Liquidated Damages                                   | 0.00  |         |  |          |
| 7   | 1430 Fees and Costs                                       | 57,500.00   |         |  |          |
| 8   | 1440 Site Acquisition                                     | 0.00  |         |  |          |
| 9   | 1450 Site Improvement                                     | 85,000.00   |         |  |          |
| 10  | 1460 Dwelling Structures                                  | 1,647,463.00  |         |  |          |
| 11  | 1465.1 Dwelling Equipment—Non-expendable                  | 0.00  |         |  |          |
| 12  | 1470 Non-dwelling Structures                              | 0.00  |         |  |          |
| 13  | 1475 Non-dwelling Equipment                               | 0.00  |         |  |          |
| 14  | 1485 Demolition   | 0.00  |         |  |          |
| 15  | 1490 Replacement Reserve                                  | 0.00  |         |  |          |
| 16  | 1492 Moving to Work Demonstration                         | 0.00  |         |  |          |
| 17  | 1495.1 Relocation Costs                                   | 20,000.00   |         |  |          |
| 18  | 1499 Development Activities                               | 0.00  |         |  |          |
| 19  | 1502 Contingency  | 0.00  |         |  |          |
| <b>20</b>   | <b>Amount of Annual Grant: (sum of lines 1-19)</b>        | <b>2,395,263.00</b>   |         |  |          |
| 21  | Amount of line 20 Related to LBP Activities               | 0.00  |         |  |          |
| 22  | Amount of line 20 Related to Section 504 compliance       | 0.00  |         |  |          |
| 23  | Amount of line 20 Related to Security –Soft Costs         | 200,000.00  |         |  |          |
| 24  | Amount of Line 20 related to Security-- Hard Costs        | 0.00  |         |  |          |
| 25  | Amount of line 20 Related to Energy Conservation Measures | 0.00  |         |  |          |
| 26  | Collateralization Expenses or Debt Service                | 0.00  |         |  |          |



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

| PHA Name: <b>HOUSING AUTHORITY OF JOLIET</b>            |  | Grant Type and Number<br>Capital Fund Program Grant No: <b>IL06-PO24-50102</b><br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br><b>07/01/2002</b> |                |  |
|---|--|--|----------|----------------------|---|----------------|--|
| Dev. No./Name Or HA-Wide Activities                     | General Description of Major Work Categories                                       | Dev. Acct No.  | Quantity | Total Estimated Cost | Total Actual Cost                         | Status of Work |  |
| Management Improvements<br>PHA Wide                     | Salaries for Resident Initiative Administrative Staff                              | 1408   | 1        | 54,414.50            |   |                |  |
|   | Modernization Staff Training   | 1408   | 100%     | 5,000.00             |   |                |  |
|   | Purchase of Heavy-Duty, Commercial Grade Digital Copy Machine w/ Service Agreement | 1408   | 1        | 40,000.00            |   |                |  |
|   | Fairview Security, Crime Prevention & Neighborhood Oriented Policing               | 1408   | 100%     | 200,000.00           |   |                |  |
|   | 20 Year Capital Plan   | 1408   | 1        | 35,000.00            |   |                |  |
| Administration  | Salaries for Modernization Department Staff & Other Agency Staff                   | 1410   | 100%     | 250,885.50           |   |                |  |
| Fees & Costs  | Misc. Fees & Costs – Advertisements  | 1430   | 100%     | 2,500.00             |   |                |  |
| IL24-001 & 002<br>Murray Downey & VanHorne              | Roof Replacement (25 buildings)  | 1460   | 100%     | 200,000.00           |   |                |  |
| IL24-003<br>Fairview, Spring Bluff & Desplaines Gardens | Replace Spalling Brick @ Retaining Wall (Fairview/Spring Bluff)                    | 1450   | 100%     | 50,000.00            |   |                |  |
| Spring Bluff  | Comprehensive Rehabilitation (interior & exterior)                                 | 1460   | 9 d.u.   | 562,863.00           |   |                |  |
|   | Relocation of residents in units slated for rehab                                  | 1495   | 100%     | 20,000.00            |   |                |  |
|   | Mod Project Warehouse/Storage Rental   | 1460   | 1 Year   | 9,600.00             |   |                |  |
| IL24-004<br>John O. Holmes                              | Foundation Repair & Complete Rehabilitation of (4) units                           | 1460   | 100%     | 400,000.00           |   |                |  |
|   | A/E for Foundation Repair/Rehab  | 1430   | 1        | 20,000.00            |   |                |  |
|   | Replace Spalling Brick   | 1450   | 100%     | 35,000.00            |   |                |  |
| IL24-006<br>Senior Scattered Sites                      | Highrise Window Replacement  | 1460   | 1 Bldg.  | 475,000.00           |   |                |  |
|   | A/E for Window Replacement   | 1430   | 1        | 35,000.00            |   |                |  |
| <b>Grant Total:</b>                                     |  |  |          | <b>2,395,263.00</b>  |   |                |  |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b>  |   | Grant Type and Number<br>Capital Fund Program No: <b>IL06-PO24-50102</b><br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant:<br><b>07/01/2002</b> |
|--|---|--|--------|---|---------|--------|---|
| Development Number<br>Name/HA-Wide<br>Activities   | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target<br>Dates       |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual |   |
| II24-001, 2 & 3<br>Desplaines Gardens  | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |
| IL24-003<br>Fairview, Spring Bluff &<br>Desplaines Gardens   | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |
| IL24-004<br>John O. Holmes   | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |
| IL24-006<br>Senior Scattered Sites   | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |
| HA-Wide Management<br>Improvement Activities:<br>Training, Copier,<br>Administrative &<br>Technical Salaries | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |
| Security through<br>Neighborhood Oriented<br>Policing &<br>Misc. Fees/Costs                                  | 12/30/2003                                  |  |        | 6/30/2005                                   |         |        |   |

**(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
  - 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)

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

| PHA Name<br><b>HOUSING AUTHORITY<br/>OF JOLIET</b>          |                        | <input checked="" type="checkbox"/> <b>Original 5-Year Plan</b><br><input type="checkbox"/> <b>Revision No:</b> |  |  |  |
|---|------------------------|---|--|--|--|
| Development<br>Number/Name<br>/HA-Wide                      | <b>Year 1<br/>2002</b> | Work Statement for Year 2<br>FFY Grant: <b>IL06-PO24-50103</b><br>PHA FY: <b>7/01/2003</b>                      | Work Statement for Year 3<br>FFY Grant: <b>IL06-PO24-50104</b><br>PHA FY: <b>7/01/2004</b> | Work Statement for Year 4<br>FFY Grant: <b>IL06-PO24-50105</b><br>PHA FY: <b>7/01/2005</b> | Work Statement for Year 5<br>FFY Grant: <b>IL06-PO24-50106</b><br>PHA FY: <b>7/01/2006</b> |
| PHA-Wide  | Annual<br>Statement    | 395,885.50  | 380,885.50   | 695,885.50   | 395,885.50   |
| IL24-001, 2 & 3<br>All Family Sites                         |                        | 320,000.00  | 50,000.00  | 0.00   | 0.00   |
| IL24-003<br>Fairview, Spring<br>Bluff &<br>Desplaines       |                        | 942,969.50  | 915,000.00   | 1,212,969.50   | 1,612,969.50   |
| IL24-004<br>John O. Holmes                                  |                        | 0.00  | 1,162,969.50   | 0.00   | 0.00   |
| IL24-004, 5 & 6<br>All Senior Sites                         |                        | 0.00  | 0.00   | 300,000.00   | 500,000.00   |
| IL24-005 & 6<br>Riverside,<br>Kennedy &<br>Stevenson Bldgs. |                        | 0.00  | 0.00   | 300,000.00   | 0.00   |
| IL24-006<br>Senior<br>Scattered Sites                       |                        | 850,000.00  | 0.00   | 0.00   | 0.00   |
| Total CFP Funds<br>(Est.)                                   |                        | <b>\$ 2,508,855.00</b>  | <b>\$ 2,508,855.00</b>   | <b>\$ 2,508,855.00</b>   | <b>\$ 2,508,855.00</b>   |
| Total<br>Replacement<br>Housing Factor<br>Funds             |                        | 0.00  | 0.00   | 0.00   | 0.00   |

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

| Activities for Year 1           | Activities for Year : <b>2</b><br>FFY Grant: <b>IL06-PO24-50103</b><br>PHA FY: <b>7/01/2003</b> |  |                       | Activities for Year: <b>3</b><br>FFY Grant: <b>IL06-PO24-50104</b><br>PHA FY: <b>7/01/2004</b> |  |                       |                        |
|---------------------------------|---|--|-----------------------|--|--|-----------------------|------------------------|
| <b>2002</b>                     | <b>Development Name/Number</b>  | <b>Major Work Categories</b>   | <b>Estimated Cost</b> | <b>Development Name/Number</b>   | <b>Major Work Categories</b>   | <b>Estimated Cost</b> |                        |
| <b>See</b>                      | PHA - Wide  | Resident Economic Development  | 75,000.00             | PHA - Wide   | Resident Economic Development  | 75,000.00             |                        |
| <b>Annual</b>                   |   | Agency Administration  | 250,885.50            |  | Agency Administration  | 250,885.50            |                        |
| <b>Statement</b>                |   | Mod Staff Training   | 5,000.00              |  | Mod Staff Training   | 5,000.00              |                        |
|                                 |   | Misc. Fees & Costs   | 5,000.00              |  | Misc. Fees & Costs   | 5,000.00              |                        |
|                                 |   | Operations   | 60,000.00             |  | Operations   | 45,000.00             |                        |
|                                 | IL24-001, 2 & 3<br>All Family Sites   | Site Improvement: Curbs, Sidewalks,<br>Landscaping, Fencing, Playgrounds | 320,000.00            | IL24-001, 2 & 3<br>All Family Sites  | Site Improvement: Curbs, Sidewalks,<br>Landscaping, Fencing, Playgrounds | 50,000.00             |                        |
|                                 | IL24-003<br>Fairview, Spring Bluff<br>Homes & Desplaines<br>Gardens                             | Neighborhood Oriented Policing<br>(IL24-003)                             | 215,000.00            | IL24-003<br>Fairview, Spring Bluff<br>Homes & Desplaines<br>Gardens                            | Neighborhood Oriented Policing<br>(IL24-003)                             | 215,000.00            |                        |
|                                 |   | Comprehensive Rehabilitation of<br>Dwelling units                        | 727,969.50            |  | Comprehensive Rehabilitation of<br>Dwelling Units                        | 700,000.00            |                        |
|                                 | IL24-006<br>Senior Scattered Sites  | Highrise Window Replacement  | 475,000.00            | IL24-004<br>John O. Holmes   | Highrise Window Replacement  | 638,000.00            |                        |
|                                 |   | A/E for Window Replacement   | 45,000.00             |  | A/E for Window Replacement   | 60,000.00             |                        |
|                                 |   | Boiler Replacement   | 300,000.00            |  | Highrise Boiler Replacement  | 424,969.50            |                        |
|                                 |   | A/E for Boiler Replacement   | 30,000.00             |  | A/E for Boiler Replacement   | 40,000.00             |                        |
| <b>Total CFP Estimated Cost</b> |   |  | <b>\$2,508,855.00</b> | <b>Total CFP Estimated Cost</b>  |  |                       | <b>\$ 2,508,855.00</b> |

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

| Activities for Year: <b>4</b><br>FFY Grant: <b>IL06-PO24-50105</b><br>PHA FY: <b>7/01/2005</b> |   |                        | Activities for Year: <b>5</b><br>FFY Grant: <b>IL06-PO24-50106</b><br>PHA FY: <b>7/01/2006</b> |  |                        |
|--|---|------------------------|--|--|------------------------|
| <b>Development Name/Number</b>   | <b>Major Work Categories</b>  | <b>Estimated Cost</b>  | <b>Development Name/Number</b>   | <b>Major Work Categories</b>                                 | <b>Estimated Cost</b>  |
| PHA - Wide   | Resident Economic Development   | 75,000.00              | PHA - Wide   | Resident Economic Development                                | 75,000.00              |
|  | Agency Administration   | 250,885.50             |  | Agency Administration  | 250,885.50             |
|  | Mod Staff Training  | 5,000.00               |  | Mod Staff Training   | 5,000.00               |
|  | Misc. Fees & Costs  | 5,000.00               |  | Misc. Fees & Costs   | 5,000.00               |
|  | Operations  | 60,000.00              |  | Operations   | 60,000.00              |
|  | L.B.P Testing and Abatement   | 300,000.00             |  |  |                        |
|  |   |                        |  |  |                        |
| IL24-003<br>Fairview, Spring Bluff & Desplaines Gardens  | Neighborhood Oriented Policing (IL24-003)                               | 220,000.00             | IL24-003<br>Fairview, Spring Bluff & Desplaines Gardens  | Neighborhood Oriented Policing (IL24-003)                    | 220,000.00             |
|  | Comprehensive Rehabilitation of Dwelling Units                          | 942,969.50             |  | Comprehensive Rehabilitation of Dwelling Units               | 1,300,969.50           |
|  | Site Improvements   | 50,000.00              |  | Site Improvements  | 92,000.00              |
|  |   |                        |  |  |                        |
| IL-004, 005 & 006<br>All Senior Sites  | Parking Lot Improvements, Curbs Walks, Fencing & Landscaping            | 300,000.00             | IL-004, 005 & 006<br>All Senior Sites  | Parking Lot Improvements, Curbs Walks, Fencing & Landscaping | 500,000.00             |
|  |   |                        |  |  |                        |
| IL24-005 & IL24-006<br>Riverside, Kennedy & Stevenson Buildings                                | Security Upgrade (Lighting, cameras, CCTV, card system, intercom, etc.) | 300,000.00             |  |  |                        |
|  |   |                        |  |  |                        |
| <b>Total CFP Estimated Cost</b>  |   | <b>\$ 2,508,855.00</b> | <b>Total CFP Estimated Cost</b>  |  | <b>\$ 2,508,855.00</b> |

**(3) Annual Reporting Requirement**

(Performance & Evaluation Reports inserted below)

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |                     |   |                 |
|---|---|---|---------------------|---|-----------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |                     |   |                 |
| <b>PHA Name:</b><br><br><b>HOUSING AUTHORITY OF JOLIET</b>  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <b>IL06-PO24-50101</b><br>Replacement Housing Factor Grant No: |                     | <b>Federal FY of Grant:</b><br><b>07/2001</b> |                 |
| <input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1)</b><br><input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/31/01</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> |   |   |                     |   |                 |
| <b>Line No.</b>   | <b>Summary by Development Account</b>                     | <b>Total Estimated Cost</b>   |                     | <b>Total Actual Cost</b>                      |                 |
|   |   | <b>Original</b>   | <b>Revised</b>      | <b>Obligated</b>                              | <b>Expended</b> |
| 1   | Total non-CFP Funds                                       | 0.00  | 0.00                | 0.00  | 0.00            |
| 2   | 1406 Operations   | 160,000.00  | 160,000.00          | 0.00  | 0.00            |
| 3   | 1408 Management Improvements Soft Costs                   | 380,077.42  | 290,077.42          | 0.00  | 0.00            |
|   | Management Improvements Hard Costs                        | 0.00  | 0.00                | 0.00  | 0.00            |
| 4   | 1410 Administration                                       | 245,611.52  | 245,611.52          | 0.00  | 0.00            |
| 5   | 1411 Audit  | 0.00  | 0.00                | 0.00  | 0.00            |
| 6   | 1415 Liquidated Damages                                   | 0.00  | 0.00                | 0.00  | 0.00            |
| 7   | 1430 Fees and Costs                                       | 41,971.00   | 68,971.00           | 0.00  | 0.00            |
| 8   | 1440 Site Acquisition                                     | 0.00  | 0.00                | 0.00  | 0.00            |
| 9   | 1450 Site Improvement                                     | 125,784.00  | 125,784.00          | 0.00  | 0.00            |
| 10  | 1460 Dwelling Structures                                  | 1,535,411.06  | 1,598,411.06        | 0.00  | 0.00            |
| 11  | 1465.1 Dwelling Equipment—Non-expendable                  | 10,000.00   | 10,000.00           | 0.00  | 0.00            |
| 12  | 1470 Non-dwelling Structures                              | 0.00  | 0.00                | 0.00  | 0.00            |
| 13  | 1475 Non-dwelling Equipment                               | 0.00  | 0.00                | 0.00  | 0.00            |
| 14  | 1485 Demolition   | 0.00  | 0.00                | 0.00  | 0.00            |
| 15  | 1490 Replacement Reserve                                  | 0.00  | 0.00                | 0.00  | 0.00            |
| 16  | 1492 Moving to Work Demonstration                         | 0.00  | 0.00                | 0.00  | 0.00            |
| 17  | 1495.1 Relocation Costs                                   | 10,000.00   | 10,000.00           | 0.00  | 0.00            |
| 18  | 1499 Development Activities                               | 0.00  | 0.00                | 0.00  | 0.00            |
| 19  | 1502 Contingency  | 0.00  | 0.00                | 0.00  | 0.00            |
| <b>20</b>   | <b>Amount of Annual Grant: (sum of lines 1-19)</b>        | <b>2,508,855.00</b>   | <b>2,508,855.00</b> | <b>0.00</b>                                   | <b>0.00</b>     |
| 21  | Amount of line 20 Related to LBP Activities               | 0.00  | 0.00                | 0.00  | 0.00            |
| 22  | Amount of line 20 Related to Section 504 compliance       | 0.00  | 0.00                | 0.00  | 0.00            |
| 23  | Amount of line 20 Related to Security –Soft Costs         | 170,000.00  | 170,000.00          | 0.00  | 0.00            |
| 24  | Amount of Line 20 related to Security-- Hard Costs        | 0.00  | 0.00                | 0.00  | 0.00            |
| 25  | Amount of line 20 Related to Energy Conservation Measures | 730,000.00  | 859,850.00          | 0.00  | 0.00            |
| 26  | Collateralization Expenses or Debt Service                | 0.00  | 0.00                | 0.00  | 0.00            |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: <b>IL06-PO24-50101</b><br>Replacement Housing Factor Grant No: |          |                      |            | Federal FY of Grant:<br><b>07/2001</b> |          |                   |  |
|---|---|--|----------|----------------------|------------|--|----------|-------------------|--|
| Dev. No./Name Or<br>HA-Wide<br>Activities       | General Description of Major Work<br>Categories   | Dev. Acct<br>No.   | Quantity | Total Estimated Cost |            | Total Actual Cost                      |          | Status of<br>Work |  |
|   |   |  |          | Original             | Revised    | Obligated                              | Expended |                   |  |
| Operations                                      | Operating Budget Contribution   | 1406   | 1        | 160,000.00           | 160,000.00 | 0.00                                   | 0.00     | Not Begun         |  |
| Management<br>Improvements<br>PHA-Wide          | Security, Crime Prevention and<br>Neighborhood Oriented Policing                                | 1408   | 100%     | 170,000.00           | 170,000.00 | 0.00                                   | 0.00     | Not Begun         |  |
|   | Resident Economic Development   | 1408   | 100%     | 105,000.00           | 15,000.00  | 0.00                                   | 0.00     | Not Begun         |  |
|   | Modernization Staff Training  | 1408   | 100%     | 4,000.00             | 4,000.00   | 0.00                                   | 0.00     | Not Begun         |  |
|   | Salaries for Resident Initiative<br>Administrative Staff  | 1408   | 2        | 101,077.42           | 101,077.42 | 0.00                                   | 0.00     | Not Begun         |  |
| Administration                                  | Salaries for Modernization Department<br>Staff & Other Agency Staff                             | 1410   | 100%     | 245,611.52           | 245,611.52 | 0.00                                   | 0.00     | Not Begun         |  |
| Fees & Costs                                    | Misc. Fees & Costs – Advertisements   | 1430   | 100%     | 1,971.00             | 1,971.00   | 0.00                                   | 0.00     | Not Begun         |  |
| IL24-001<br>Murray/Downey<br>Homes              | Comprehensive Rehabilitation,<br>interior & exterior of 10 dwelling units<br>at York and Marion | 1460   | 10 units | 590,461.06           | 710,961.06 | 0.00                                   | 0.00     | Not Begun         |  |
|   | Mod Project Warehouse/Storage Rental  | 1460   | 1 Year   | 9,600.00             | 9,600.00   | 0.00                                   | 0.00     | Not Begun         |  |



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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b>                      |  | Grant Type and Number<br>Capital Fund Program Grant No: <b>IL06-PO24-50101</b><br>Replacement Housing Factor Grant No: |                |                      |                     |                   | Federal FY of Grant: <b>07/2001</b> |                                   |  |  |
|--|--|--|----------------|----------------------|---------------------|-------------------|-------------------------------------|-----------------------------------|--|--|
| Dev. No./Name Or<br>HA-Wide<br>Activities                            | General Description of Major Work<br>Categories                                      | Dev. Acct<br>No.   | Quantity       | Total Estimated Cost |                     | Total Actual Cost |                                     | Status of<br>Work                 |  |  |
|  |  |  |                | Original             | Revised             | Obligated         | Expended                            |                                   |  |  |
|  | Hazardous Substance Abatement –<br>Asbestos in floor tile, mastic & pipe<br>fittings | 1460   | 10 units       | 25,000.00            | 25,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | Site Improvements at York & Marion   | 1450   | 100%           | 40,000.00            | 40,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | New Appliances for York & Marion   | 1465   | 10 sets        | 10,000.00            | 10,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | Relocation of families in rehab units  | 1495   | 10 units       | 10,000.00            | 10,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  |  |  |                |                      |                     |                   |                                     |                                   |  |  |
| IL24-004<br>John O. Holmes   | Parking Lot Improvements   | 1450   | 1              | 85,784.00            | 85,784.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  |  |  |                |                      |                     |                   |                                     |                                   |  |  |
| IL25-005<br>Riverside Center   | Highrise Window Replacement  | 1460   | 100%           | 483,925.00           | 525,000.00          | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | A/E for Window Replacement   | 1430   | 1              | 0.00                 | 37,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | Sprinkler System Installation  | 1460   | 1 Bldg.        | 158,575.00           | 0.00                | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | A/E for Sprinkler System   | 1430   | 100%           | 10,000.00            | 0.00                | 0.00              | 0.00                                | Not Begun                         |  |  |
|  |  |  |                |                      |                     |                   |                                     |                                   |  |  |
| IL24-005 & 006<br>Riverside Center,<br>Stevenson &<br>Kennedy Bldgs. | New Handrails  | 1460   | 3 Bldgs.       | 0.00                 | 60,000.00           | 0.00              | 0.00                                | Not Begun<br>Fungability<br>50100 |  |  |
|  |  |  |                |                      |                     |                   |                                     |                                   |  |  |
| IL24-006<br>Adlai Stevenson  | Complete Boiler Modernization  | 1460   | 1 Bldg.        | 267,850.00           | 267,850.00          | 0.00              | 0.00                                | Not Begun                         |  |  |
|  | A/E for Boiler Modernization   | 1430   | 100%           | 30,000.00            | 30,000.00           | 0.00              | 0.00                                | Not Begun                         |  |  |
|  |  |  |                |                      |                     |                   |                                     |                                   |  |  |
|  |  |  | <b>Totals:</b> | <b>2,508,855.00</b>  | <b>2,508,855.00</b> | <b>0.00</b>       | <b>0.00</b>                         |                                   |  |  |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b>                             |   | Grant Type and Number<br>Capital Fund Program No: <b>IL06-PO24-50101</b><br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant:<br><b>07/2001</b> |
|---|---|--|--------|---|---------|--------|--|
| Development Number<br>Name/HA-Wide<br>Activities                            | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target<br>Dates    |
|   | Original                                    | Revised  | Actual | Original                                    | Revised | Actual |  |
| IL24-001<br>Murray/Downey Homes   | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| IL24-004<br>John O. Holmes  | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| IL24-005<br>Riverside Center<br>(Murphy Building)                           | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| IL24-006<br>Adlai Stevenson Bldg.   | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| HA-Wide Activities  |   |  |        |   |         |        |  |
| Operations, Training,<br>Administrative &<br>Technical Salaries             | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| Security through<br>Neighborhood Oriented<br>Policing &<br>Misc. Fees/Costs | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |
| Resident Economic<br>Development & Training                                 | 9/30/2003                                   |  |        | 9/30/2004                                   |         |        |  |

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

|  |  |   |
|--|--|---|
| <b>PHA Name:</b><br><b>HOUSING AUTHORITY OF JOLIET</b> | <b>Grant Type and Number</b><br>Capital Fund Program Grant No:<br><b>IL06-PO24-50100</b><br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br><b>07/2000</b> |
|--|--|---|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/01  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                           | Total Estimated Cost |                     | Total Actual Cost   |                   |
|----------|--|----------------------|---------------------|---------------------|-------------------|
|          |  | Original             | Revised             | Obligated           | Expended          |
| 1        | Total non-CFP Funds                                      | 0.00                 | 0.00                | 0.00                | 0.00              |
| 2        | 1406 Operations  | 70,000.00            | 364,862.17          | 364,862.17          | 0.00              |
| 3        | 1408 Management Improvements <b>Soft Costs</b>           | 352,500.00           | 219,718.87          | 219,718.87          | 138,360.02        |
|          | 1408 Management Improvements <b>Hard Costs</b>           | 120,375.00           | 127,569.00          | 127,569.00          | 126,269.00        |
| 4        | 1410 Administration                                      | 240,000.00           | 69,697.83           | 69,697.83           | 69,697.83         |
| 5        | 1411 Audit   | 0.00                 | 0.00                | 0.00                | 0.00              |
| 6        | 1415 Liquidated Damages                                  | 0.00                 | 0.00                | 0.00                | 0.00              |
| 7        | 1430 Fees and Costs                                      | 1,500.00             | 77,788.88           | 77,788.88           | 3,986.05          |
| 8        | 1440 Site Acquisition                                    | 0.00                 | 0.00                | 0.00                | 0.00              |
| 9        | 1450 Site Improvement                                    | 205,965.45           | 48,810.31           | 48,810.31           | 48,810.31         |
| 10       | 1460 Dwelling Structures                                 | 1,012,800.00         | 1,310,379.65        | 1,220,190.65        | 330,039.41        |
| 11       | 1465.1 Dwelling Equip. Non-expend                        | 414,125.75           | 211,412.46          | 211,412.46          | 201,733.00        |
| 12       | 1470 Non-dwelling Structures                             | 0.00                 | 0.00                | 0.00                | 0.00              |
| 13       | 1475 Non-dwelling Equipment                              | 20,000.00            | 11,524.73           | 11,524.73           | 2,930.73          |
| 14       | 1485 Demolition  | 0.00                 | 0.00                | 0.00                | 0.00              |
| 15       | 1490 Replacement Reserve                                 | 0.00                 | 0.00                | 0.00                | 0.00              |
| 16       | 1492 Moving to Work Demon.                               | 0.00                 | 0.00                | 0.00                | 0.00              |
| 17       | 1495.1 Relocation Costs                                  | 15,804.80            | 11,307.10           | 11,307.10           | 11,307.10         |
| 18       | 1499 Development Activities                              | 0.00                 | 0.00                | 0.00                | 0.00              |
| 19       | 1502 Contingency   | 0.00                 | 0.00                | 0.00                | 0.00              |
| 20       | <b>Amount of Annual Grant:<br/>(sum of lines 1 – 19)</b> | <b>2,453,071.00</b>  | <b>2,453,071.00</b> | <b>2,362,882.00</b> | <b>933,133.45</b> |
| 21       | Amount of line 20 Related to LBP Activities              | 0.00                 | 0.00                | 0.00                | 0.00              |
| 22       | Amount of line 20 Related to Section 504 compliance      | 0.00                 | 0.00                | 0.00                | 0.00              |
| 23       | Amount of line 20 Related to Security –Soft Costs        | 145,000.00           | 145,000.00          | 145,000.00          | 74,127.21         |
| 24       | Amount of Line 20 Related to Security-- Hard Costs       | 196,340.45           | 127,569.00          | 127,569.00          | 126,269.00        |
| 25       | Amount of line 20 Related to Energy Conservation         | 253,791.20           | 201,470.46          | 201,470.46          | 191,791.00        |
| 26       | Collateralization Expenses or Debt Service               |                      |                     |                     |                   |

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

| PHA Name:                           |   | Grant Type and Number   |          |                      |            |                   | Federal FY of Grant: |                 |  |
|-------------------------------------|---|---|----------|----------------------|------------|-------------------|----------------------|-----------------|--|
| <b>HOUSING AUTHORITY OF JOLIET</b>  |   | Capital Fund Program Grant No: <b>IL06-PO24-50100</b><br>Replacement Housing Factor Grant No: |          |                      |            |                   | <b>07/2000</b>       |                 |  |
| Dev. No./Name Or HA-Wide Activities | General Description of Major Work Categories  | Dev. Acct No.   | Quantity | Total Estimated Cost |            | Total Actual Cost |                      | Status of Work  |  |
|                                     |   |   |          | Original             | Revised    | Obligated         | Expended             |                 |  |
| Management Improvements             | Security, Crime Prevention and Neighborhood Oriented Policing   | 1408  | 100%     | 145,000.00           | 145,000.00 | 145,000.00        | 74,127.21            | In Progress     |  |
| PHA-Wide                            | Resident Economic Development   | 1408  | 100%     | 105,000.00           | 9,991.68   | 9,991.68          | 7,277.55             | In Progress     |  |
|                                     | Modernization Staff Training  | 1408  | 100%     | 7,500.00             | 7,500.00   | 7,500.00          | 480.07               | In Progress     |  |
|                                     | Salaries for Resident Initiative Administrative Staff   | 1408  | 2        | 85,000.00            | 15,453.45  | 15,453.45         | 15,453.45            | Complete        |  |
|                                     | Agency Copier Service Contract (fungability 70798)  | 1408  | 1 year   | 0.00                 | 5,752.00   | 5,752.00          | 5,000.00             | In Progress     |  |
| IL24-004                            | Security System @ John O. Holmes  | 1408  | 3 Bldgs. | 120,375.00           | 127,569.00 | 127,569.00        | 126,269.00           | Nearly Complete |  |
| Operations                          | Operating Budget Contribution   | 1406  | 1        | 70,000.00            | 364,862.17 | 364,862.17        | 0.00                 | In Progress     |  |
| PHA-Wide                            | Mod of Refrigerators & Stoves   | 1465  | 223 sets | 199,125.75           | 179,713.00 | 179,713.00        | 179,713.00           | Complete        |  |
|                                     | Site Improvements:<br>Landscaping, fencing & sidewalks  | 1450  | 100%     | 100,000.00           | 39,811.00  | 39,811.00         | 39,811.00            | Complete        |  |
|                                     | Computer System Upgrade   | 1475  | 100%     | 20,000.00            | 11,524.73  | 11,524.73         | 2,930.73             | In Progress     |  |
|                                     | Computer System (draw error)  | 1465  | 1        | 0.00                 | 4,260.00   | 4,260.00          | 4,260.00             | Complete        |  |
| Administration                      | Salaries for Modernization Department Staff & Other Agency Staff  | 1410  | 100%     | 240,000.00           | 69,697.83  | 69,697.83         | 69,697.83            | Complete        |  |
| Fees & Costs                        | Misc. Fees & Costs – Advertisements   | 1430  | 100%     | 1,500.00             | 2,101.42   | 2,101.42          | 1,468.34             | In Progress     |  |
| IL24-003<br>Desplaines<br>Gardens   | Comprehensive Rehabilitation (interior & exterior) of Dwelling Units at Allen, Joliet & Wallace Streets | 1460  | 12 units | 792,000.00           | 875,810.69 | 875,810.69        | 15,351.75            | In Progress     |  |
|                                     | A/E for Comprehensive Rehab   | 1430  | 1        | 0.00                 | 72,500.00  | 72,500.00         | 0.00                 | In Progress     |  |
|                                     | Mod Project Warehouse/Storage rental  | 1460  | 1 year   | 9,600.00             | 2,550.00   | 2,550.00          | 2,550.00             | Complete        |  |
|                                     | Hazardous Substance Abatement: Asbestos   | 1460  | 12 units | 31,200.00            | 0.00       | 0.00              | 0.00                 | Paid from 70899 |  |
|                                     | Relocation of Families in rehab units   | 1495  | 12 units | 15,804.80            | 11,307.10  | 11,307.10         | 11,307.10            | Complete        |  |
|                                     | New Appliances for 12 rehab units   | 1465  | 12 units | 12,000.00            | 9,679.46   | 9,679.46          | 0.00                 | In Progress     |  |

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

| PHA Name:   |   | Grant Type and Number   |           |                      |            | Federal FY of Grant: |            |   |  |
|---|---|---|-----------|----------------------|------------|----------------------|------------|---|--|
| <b>HOUSING AUTHORITY OF JOLIET</b>  |   | Capital Fund Program Grant No: <b>IL06-PO24-50100</b><br>Replacement Housing Factor Grant No: |           |                      |            | <b>07/2000</b>       |            |   |  |
| Dev. No./Name Or<br>HA-Wide<br>Activities   | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity  | Total Estimated Cost |            | Total Actual Cost    |            | Status of<br>Work                             |  |
|   |   |   |           | Original             | Revised    | Obligated            | Expended   |   |  |
| IL24-003<br>Fairview Homes<br>FA/Step-Up<br>Program, Phase 6<br><br>(fungability 70899) | Phase 6 Step-Up Participant Wages               | 1408  | -         | 0.00                 | 22,833.36  | 22,833.36            | 22,833.36  | Complete                                      |  |
|   | Phase 6 Labor – Vacancy Reduction               | 1408  | -         | 0.00                 | 13,188.38  | 13,188.38            | 13,188.38  | Complete                                      |  |
|   | FA Construction Coordinator Salary              | 1460  | -         | 0.00                 | 3,973.13   | 3,973.13             | 3,973.13   | Complete                                      |  |
|   | Phase 6 Material Costs                          | 1460  | -         | 0.00                 | 95,287.43  | 95,287.43            | 95,287.43  | Complete                                      |  |
|   | Phase 6 FA Labor Costs                          | 1460  | -         | 0.00                 | 197,284.63 | 197,284.63           | 197,284.63 | Complete                                      |  |
|   | Phase 6 Material Costs                          | 1465  | -         | 0.00                 | 5,682.00   | 5,682.00             | 5,682.00   | Complete                                      |  |
|   | Phase 6 Appliances                              | 1465  | 22 sets   | 0.00                 | 12,078.00  | 12,078.00            | 12,078.00  | Complete                                      |  |
| IL24-001, 2 & 3<br>Desplaines<br>Gardens Sites  | Furnace Replacement                             | 1460  | 60 units  | 50,000.00            | 0.00       | 0.00                 | 0.00       | To be<br>addressed thru<br>another<br>program |  |
| IL24-003<br>Fairview Homes  | Mod of Building Exterior                        | 1460  | 4Bldgs.   | 70,000.00            | 0.00       | 0.00                 | 0.00       | Fungability<br>70899                          |  |
|   | Retro-fit central air units                     | 1465  | 168 units | 203,000.00           | 0.00       | 0.00                 | 0.00       | To be<br>addressed thru<br>another<br>program |  |
| IL24-004, 5, 6 &<br>Admin Locations   | Seal Coat & Stripe Parking Lots                 | 1450  | 100%      | 0.00                 | 8,999.31   | 8,999.31             | 8,999.31   | Complete                                      |  |
|   | Seal Coat & Stripe Lots (draw error)            | 1460  | 1         | 0.00                 | 1,399.02   | 1,399.02             | 1,399.92   | Complete                                      |  |
| IL24-004<br>John O. Holmes  | Exterior Security Lighting                      | 1450  | 100%      | 75,965.45            | 0.00       | 0.00                 | 0.00       | Paid from<br>CGP 70899                        |  |
|   | A/E for Exterior Lighting                       | 1430  | 1         | 0.00                 | 3,187.46   | 3,187.46             | 2,517.71   | In Progress                                   |  |
|   | Parking Lot Improvements                        | 1450  | 100%      | 30,000.00            | 0.00       | 0.00                 | 0.00       | 70899 &<br>50101                              |  |
| (fungability 70798)   | Exterior Improvements to Townhomes              | 1460  | 4 Bldgs.  | 0.00                 | 6,152.55   | 6,152.55             | 6,152.55   | Complete                                      |  |
| (fungability 70899)   | Foundation Repair & Rehab                       | 1460  | 4 units   | 0.00                 | 37,733.20  | 37,733.20            | 8,040.00   | In Progress                                   |  |
| IL25-005<br>Riverside Center  | New Hand Rails                                  | 1460  | 1 Bldg.   | 20,000.00            | 0.00       | 0.00                 | 0.00       | To be<br>addressed thru<br>CFP 50101          |  |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: <b>IL06-PO24-50100</b><br>Replacement Housing Factor Grant No: |          |                      |                     | Federal FY of Grant:<br><b>07/2000</b> |                   |                             |  |
|---|---|--|----------|----------------------|---------------------|--|-------------------|-----------------------------|--|
| Dev. No./Name Or<br>HA-Wide<br>Activities       | General Description of Major Work<br>Categories | Dev. Acct<br>No.   | Quantity | Total Estimated Cost |                     | Total Actual Cost                      |                   | Status of<br>Work           |  |
|   |   |  |          | Original             | Revised             | Obligated                              | Expended          |                             |  |
|   | Building Exterior Improvements                  | 1460   | 1 Bldg.  | 0.00                 | 90,189.00           | 0.00                                   | 0.00              | In Planning<br>Stages       |  |
| IL24-006<br>Sr. Scattered Sites                 | New Hand Rails                                  | 1460   | 2 Bldgs. | 40,000.00            | 0.00                | 0.00                                   | 0.00              | Addressed thru<br>CFP 50101 |  |
| <b>Totals:</b>                                  |   |  |          | <b>2,453,071.00</b>  | <b>2,453,071.00</b> | <b>2,362,882.00</b>                    | <b>933,133.45</b> |                             |  |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b>  |   | Grant Type and Number<br>Capital Fund Program No: <b>IL06-PO24-50100</b><br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant:<br><b>07/2000</b> |                                  |
|--|---|--|--------|---|---------|--|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities                                       | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |  | Reasons for Revised Target Dates |
|  | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                                 |                                  |
| IL24-001 & IL24-002<br>Murray/Downey Homes   | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| IL24-003<br>Fairview, Desplaines &<br>Spring Bluff                                     | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| IL24-004<br>John O. Holmes   | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| IL24-005<br>Riverside Center<br>(Murphy Building)                                      | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| IL24-006<br>Kennedy & Stevenson  | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| PHA-Wide Activities<br>Training, Operations,<br>Administrative &<br>Technical Salaries | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| Security through<br>Neighborhood Oriented<br>Policing &<br>Misc. Fees/Costs            | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |
| Resident Economical<br>Development & Training  | 9/30/2002                                   |  |        | 9/30/2003                                   |         |  |                                  |

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

|  |  |   |
|--|--|---|
| <b>PHA Name:</b><br><b>HOUSING AUTHORITY OF JOLIET</b> | <b>Grant Type and Number</b><br>Comprehensive Grant Program No: <b>IL06-PO24-70899</b><br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br><b>07/1999</b> |
|--|--|---|

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 4)  
 Performance and Evaluation Report for Period Ending: 12/31/01  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                           | Total Estimated Cost |                     | Total Actual Cost   |                     |
|----------|--|----------------------|---------------------|---------------------|---------------------|
|          |  | Original             | Revised             | Obligated           | Expended            |
| 1        | Total non-CGP Funds                                      | 0.00                 | 0.00                | 0.00                | 0.00                |
| 2        | 1406 Operations  | 0.00                 | 0.00                | 0.00                | 0.00                |
| 3        | 1408 Management Improvements Soft Costs                  | 211,540.00           | 166,150.15          | 166,150.15          | 112,761.61          |
|          | Management Improvements Hard Costs                       | 0.00                 | 0.00                | 0.00                | 0.00                |
| 4        | 1410 Administration                                      | 173,095.00           | 240,595.00          | 240,595.00          | 92,733.81           |
| 5        | 1411 Audit   | 0.00                 | 0.00                | 0.00                | 0.00                |
| 6        | 1415 Liquidated Damages                                  | 0.00                 | 0.00                | 0.00                | 0.00                |
| 7        | 1430 Fees and Costs                                      | 5,000.00             | 5,097.27            | 5,097.27            | 5,097.27            |
| 8        | 1440 Site Acquisition                                    | 0.00                 | 0.00                | 0.00                | 0.00                |
| 9        | 1450 Site Improvement                                    | 255,417.00           | 249,583.89          | 249,583.89          | 31,555.65           |
| 10       | 1460 Dwelling Structures                                 | 1,726,719.20         | 1,710,504.90        | 1,710,504.90        | 1,682,850.36        |
| 11       | 1465.1 Dwelling Equipment—Non-expendable                 | 204,000.00           | 203,800.00          | 203,800.00          | 203,800.00          |
| 12       | 1470 Non-dwelling Structures                             | 0.00                 | 0.00                | 0.00                | 0.00                |
| 13       | 1475 Non-dwelling Equipment                              | 0.00                 | 0.00                | 0.00                | 0.00                |
| 14       | 1485 Demolition  | 0.00                 | 0.00                | 0.00                | 0.00                |
| 15       | 1490 Replacement Reserve                                 | 0.00                 | 0.00                | 0.00                | 0.00                |
| 16       | 1492 Moving to Work Demonstration                        | 0.00                 | 0.00                | 0.00                | 0.00                |
| 17       | 1495.1 Relocation Costs                                  | 15,804.80            | 15,844.79           | 15,844.79           | 15,844.79           |
| 18       | 1499 Development Activities                              | 0.00                 | 0.00                | 0.00                | 0.00                |
| 19       | 1502 Contingency   | 0.00                 | 0.00                | 0.00                | 0.00                |
| 20       | <b>Amount of Annual Grant: (sum of lines 1 – 19)</b>     | <b>2,591,576.00</b>  | <b>2,591,576.00</b> | <b>2,591,576.00</b> | <b>2,144,643.49</b> |
| 21       | Amount of line 20 Related to LBP Activities              | 0.00                 | 0.00                | 0.00                | 0.00                |
| 22       | Amount of line 20 Related to Section 504 compliance      | 0.00                 | 0.00                | 0.00                | 0.00                |
| 23       | Amount of line 20 Related to Security                    | 0.00                 | 21,782.00           | 21,782.00           | 19,603.80           |
| 24       | Amount of line 20 Related to Energy Conservation Efforts | 90,000.00            | 90,000.00           | 90,000.00           | 90,000.00           |



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

| PHA Name:  |  | Grant Type and Number  |          |                      |            |                   | Federal FY of Grant: |                                       |  |  |
|--|--|--|----------|----------------------|------------|-------------------|----------------------|---------------------------------------|--|--|
| <b>HOUSING AUTHORITY OF JOLIET</b>   |  | Comprehensive Grant No: <b>IL06-PO24-70899</b><br>Replacement Housing Factor Grant No: |          |                      |            |                   | <b>07/1999</b>       |                                       |  |  |
| Dev. No./Name<br>Or HA-Wide<br>Activities  | General Description of Major Work<br>Categories  | Dev. Acct<br>No.   | Quantity | Total Estimated Cost |            | Total Actual Cost |                      | Status of Work                        |  |  |
|  |  |  |          | Original             | Revised    | Obligated         | Expended             |                                       |  |  |
| Management<br>Improvements   | Resident Economic Development –<br>Training thru Step-Up - Maint Repair,<br>Construction, Painting & Vacancy Reduction | 1408   | 100%     | 101,670.00           | 79,045.15  | 79,045.15         | 74,827.33            | Nearly Complete                       |  |  |
| PHA-Wide   | Modernization Staff Training   | 1408   | 100%     | 3,000.00             | 3,000.00   | 3,000.00          | 82.77                | In Progress                           |  |  |
|  | Salaries for Resident Initiative<br>Administrative Staff   | 1408   | 1        | 83,000.00            | 43,000.00  | 43,000.00         | 19,042.56            | In Progress                           |  |  |
|  | Copier Upgrade Service Agreement   | 1408   | 1 year   | 0.00                 | 4,000.00   | 4,000.00          | 260.95               | In Progress<br>Fungability 50100      |  |  |
|  | Computer Service Agreement/Repairs   | 1408   | 2 years  | 23,870.00            | 37,105.00  | 37,105.00         | 18,548.00            | In Progress                           |  |  |
| Administration   | Salaries for Mod Dept Staff & other<br>agency staff  | 1410   | 100%     | 173,095.00           | 240,595.00 | 240,595.00        | 92,733.81            | In Progress                           |  |  |
|  | Salaries for Force Account Construction<br>Coordinator & Construction Assistant  | 1460   | 2        | 67,500.00            | 0.00       | 0.00              | 0.00                 | Salaries shifted to<br>other accounts |  |  |
| Fees & Costs   | Misc. Fees & Costs – Advertisements  | 1430   | 100%     | 5,000.00             | 5,097.27   | 5,097.27          | 5,097.27             | Complete                              |  |  |
| Agency-Wide  | Site Improvements  | 1450   | 100%     | 255,417.00           | 227,801.89 | 227,801.89        | 31,555.65            | In Progress                           |  |  |
| IL24-004<br>John O. Holmes   | Structural Repair at John O. Holmes  | 1460   | 4 units  | 30,013.20            | 0.00       | 0.00              | 0.00                 | Used Fungability –<br>to 50100        |  |  |
|  | Exterior Security Lighting   | 1450   | 100%     | 0.00                 | 21,782.00  | 21,782.00         | 0.00                 | In Progress –<br>Fungability 50100    |  |  |
| IL24-004, 5 & 6<br>John O. Holmes,<br>Riverside Center,<br>Kennedy &<br>Stevenson Bldgs. | Highrise Roof Replacement  | 1460   | 6 Bldgs. | 538,982.00           | 538,982.00 | 538,982.00        | 538,982.00           | Complete                              |  |  |

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

| PHA Name:                                 |   | Grant Type and Number  |          |                      |                     |                     | Federal FY of Grant: |                                   |  |
|---|---|--|----------|----------------------|---------------------|---------------------|----------------------|-----------------------------------|--|
| <b>HOUSING AUTHORITY OF JOLIET</b>        |   | Comprehensive Grant No: <b>IL06-PO24-70899</b><br>Replacement Housing Factor Grant No: |          |                      |                     |                     | <b>07/1999</b>       |                                   |  |
| Dev. No./Name Or<br>HA-Wide<br>Activities | General Description of Major Work<br>Categories   | Dev. Acct<br>No.   | Quantity | Total Estimated Cost |                     | Total Actual Cost   |                      | Status of Work                    |  |
|   |   |  |          | Original             | Revised             | Obligated           | Expended             |                                   |  |
| PHA - Wide                                | Modernization of Refrigerators & Stoves   | 1465   | 325 sets | 184,000.00           | 203,800.00          | 203,800.00          | 203,800.00           | Complete                          |  |
| IL24-003<br>Fairview Homes                | Comprehensive Rehabilitation<br>(Force Account Labor), including all<br>interior & exterior materials – <b>Phase<br/>VI of the Step-Up Training Program</b> | 1460   | 22 units | 976,509.78           | 940,275.33          | 940,275.33          | 939,454.45           | Nearly Complete                   |  |
|   | Cycle Painting  | 1460   | 100%     | 30,514.22            | 12,631.17           | 12,631.17           | 12,631.17            | Complete                          |  |
|   | Force Account Material Storage  | 1460   | 2 Years  | 9,600.00             | 14,850.00           | 14,850.00           | 10,600.00            | In Progress                       |  |
|   | Misc. Tools & Equipment (FA crew)   | 1460   | 22 units | 10,000.00            | 10,307.45           | 10,307.45           | 10,307.45            | Complete                          |  |
|   | Hazardous Substance Abatement: Asbestos   | 1460   | 22 units | 63,600.00            | 63,600.00           | 63,600.00           | 63,600.00            | Complete                          |  |
|   | Relocation of Families in Step-Up units   | 1495   | 22 units | 15,804.80            | 15,844.79           | 15,844.79           | 15,844.79            | Complete                          |  |
|   | New Appliances for Step-Up Units  | 1465   | 22 units | 20,000.00            | 0.00                | 0.00                | 0.00                 | Paid from 50100                   |  |
|   | <b>Fairview - Phase V, Step-Up Costs</b>  | 1460   | 1        | 0.00                 | 3,324.61            | 3,324.61            | 3,324.61             | Complete                          |  |
| Fairview Homes                            | Mod of Building Exterior  | 1460   | 5 Bldgs. | 0.00                 | 94,334.34           | 94,334.34           | 71,778.66            | 80% Complete<br>fungability 50100 |  |
| IL24-003<br>Desplaines                    | Phase VII – Asbestos Abatement<br>(Joliet, Allen & Wallace Streets)   | 1460   | 12 units | 0.00                 | 32,200.00           | 32,200.00           | 32,200.00            | Complete<br>Fungability 50100     |  |
| <b>Totals:</b>                            |   |  |          | <b>2,591,576.00</b>  | <b>2,591,576.00</b> | <b>2,591,576.00</b> | <b>2,144,643.49</b>  | 12/31/01 Balance<br>446,932.51    |  |

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

| PHA Name:<br><b>HOUSING AUTHORITY OF JOLIET</b>  |   | Grant Type and Number<br>Comprehensive Grant Program No: <b>IL06-PO24-70899</b><br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant:<br><b>07/1999</b> |  |
|--|---|---|--------|---|---------|--------|--|--|
| Development Number<br>Name/HA-Wide<br>Activities   | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates       |  |
|  | Original                                    | Revised   | Actual | Original                                    | Revised | Actual |  |  |
| IL24-003 Fairview,<br>Desplaines & Spring<br>Bluff   | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| IL24-004<br>John O. Holmes   | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| IL24-005<br>Riverside Center   | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| IL24-006<br>Stevenson & Kennedy  | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| PHA-Wide Physical &<br>Management<br>Improvements,<br>Training, Administrative<br>& Technical Salaries | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| Misc. Fees/Costs   | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |
| Resident Economic<br>Development & Training  | 9/30/2001                                   |   |        | 9/30/2002                                   |         |        |  |  |

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

(FY 2002 or FY 2003)

IL24-001 Murray Downey Homes

IL24-002 Van Horn Homes

IL24-003 Scattered Family Sites (Fairview, Spring Bluff and Desplaines)

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:

(FY 2002 or FY 2003)

IL24-001 Murray Downey Homes

IL24-002 Van Horn Homes

IL24-003 Scattered Family Sites (Fairview, Spring Bluff and Desplaines)

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:

### **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.)

| <b>Demolition/Disposition Activity Description</b>  |  |
|---|--|
| 1a. Development name:   |  |
| 1b. Development (project) number:   |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/> |  |
| 4. Date application approved, submitted, or planned for submission:   |  |
| 5. Number of units affected:  |  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity:<br>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)]

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.

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

N/A

**ATTACHMENT F**

**Initial Assessment for Mandatory Conversion**

*As described in 24 CFR Part 971.3 and 24 CFR Part 972, the following initial assessments have been made regarding the Housing Authority of Joliet public housing stock as it relates to both mandatory conversion and voluntary conversion.*

1. The development is subject to required conversion under 24 CFR part 971 :

Standards to follow for identifying developments subject to section 202's requirement for the removal from public housing inventory:

Initial Assessment for Mandatory Conversion:

**a. Be on same or contiguous sites:**

All of IL24-001 Murray/Downey Homes – 76 family dwelling units - contiguous

All of IL24-002 VanHorne Homes – 46 family dwelling units - same

Part of IL24-003 – Desplaines Gardens – 12 family dwelling units and contiguous  
28 elderly dwelling units

- Fairview Homes – 168 family dwelling units – not contiguous
- Spring Bluff Homes – 106 family dwelling units – not contiguous

All of IL24-004 – John O. Holmes Complex – 174 elderly/disabled dwelling units

All of IL24-005 – Riverside Center – 139 elderly/disabled dwelling units

All of IL24-006 – John Kennedy Terrace – 173 elderly/disabled dwelling units  
& Adlai Stevenson Terrace – 177 elderly/disabled dwelling units

**b. Total more than 300 dwelling units:**

None of the above total more than 300 dwelling units.

- c. Vacancy Rate of at least 10% for dwelling units not in funded, on-schedule modernization:

None of the above have a vacancy rate of more than 10%.

It is the HAJ's initial assessment that based on the above, none of our housing stock qualifies for mandatory or voluntary conversion.

2. The development is the subject of an application for demo or dispo that has not been disapproved by HUD.

N/A

3. The development has been awarded a HOPE VI revitalization grant.

N/A

4. The development is designated for occupancy by the elderly/disabled.

IL24-004 John O. Homes  
IL24-005 Riverside Center  
IL24-006 John F. Kennedy Bldg. and Adlai Stevenson Bldg.

***Not Subject to Conversion due to elderly/disabled designation.***

**B. Voluntary Conversions:** As stated in Notice PIH 2001-26, beginning with FY 2002, all PHAs must address the following questions about their Required Initial Assessments and include the information as a required attachment to the PHA Plan.

*A PHA must certify that it has reviewed each covered development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that the conversion of the development may be: (i) appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or (ii) inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.*

1. How many of the PHA's developments are subject to the Required Initial Assessments?

Three (3) developments are subject to the Assessment: IL24-001 Murray Downey Homes  
 IL24-002 VanHorne Homes  
 IL24-003 Scattered Family Sites

2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Three (3) developments *are not* subject to the Assessment due to elderly/disabled classification. IL24-004 John O. Holmes Complex  
 IL24-005 Riverside Center  
 IL24-006 Scattered Senior Sites

3. How many Assessments were conducted for the PHA's covered developments?

The Housing Authority of Joliet has conducted one (1) Initial Assessment of each family development.

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

| Development Name  | Number of Units |
|-------------------|-----------------|
| NONE AT THIS TIME | -0-             |

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

N/A

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

**11. Homeownership Programs Administered by the PHA**



**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.)

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

## B. Section 8 Tenant Based Assistance

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

**See Section 8 Homeownership Capacity Statement, component 18 D.**

### 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:

**See Section 8 Homeownership Capacity Statement, component 18 D.**

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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? **04/01/95**

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. )

| <b>Services and Programs</b>                                    |                                   |  |  |   |
|---|-----------------------------------|--|--|---|
| 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) |
| <b><i>ROSS</i></b>  | <b><i>50 persons annually</i></b> | <b><i>Specific criteria</i></b>  | <b><i>PHA Main Office</i></b>  | <b><i>Both</i></b>  |

**(2) Family Self Sufficiency program/s**

a. Participation Description

| Family Self Sufficiency (FSS) Participation |  |  |
|---|--|--|
| Program                                     | Required Number of Participants<br>(start of FY 2000 Estimate) | Actual Number of Participants<br>(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**

**The Housing Authority has elected to suspend enforcement of the Community Service Requirement during FY 2002 in its Non-Hope VI housing developments.**

*(Pub. L 107 – 73, sec. 432, 115 stat. 651 – Department of Veterans' Affairs, Housing & Urban Development and Independent Agencies Appropriation Act)*

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
  - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below)
  
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
  - Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
  - Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - Resident reports
  - PHA employee reports
  - Police reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
  - Other (describe below)
  
3. Which developments are most affected?  
**IL24-002, IL24-002, IL24-003 and IL24-004**

#### **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?  
**All developments**

**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?

**IL24-002, IL24-002, IL24-003 and IL24-004**

**D. Additional information as required by PHDEP/PHDEP Plan**

With the signing of the 2002 HUD/VA Appropriations Act, drug elimination grants for low-income housing are not funded as a separate set aside through the PHDEP account. With respect to the PHA Plan, for the FY2002 Plan cycle, PHAs will no longer be required to complete Subcomponent 13D of the Annual Plan or the PHDEP template. With the exception of high performers and small PHAs, housing authorities must complete Subcomponents 13A-C of the Plan.

**No longer Required**

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **Housing Authority of Joliet Pet Policy Statement**

The Housing Authority allows tenants to own one type of a common household pet, defined as a dog, cat, bird, fish, or turtle. Weight limitations, a spay/neuter requirement, State license requirements, and inoculation requirements are placed on the owner of a dog or cat. Households must first register a pet and pay a refundable pet deposit to the Housing Authority prior to bringing the animal on the premises. Number and enclosure requirements are placed on owners of fish and turtles.

The Housing Authority shall refuse to register a pet if (1) the pet is not a common household pet as defined within the Pet Policy; (2) keeping the pet would violate any established House Pet Rules; (3) the pet owner fails to provide complete pet registration information, or fails to update their registration annually with the Housing Authority; and/or (4) the Housing Authority reasonably determines that the pet owner is unable to keep the pet in compliance with the Pet Policy or lease obligations.

A temporary visiting pet is considered by the Housing Authority as a common household pet not owned by a tenant that is brought onto the premises. A temporary visiting pet is prohibited on Housing Authority property and subjects the tenant household to termination of tenancy. Housing Authority tenants are prohibited from feeding or harboring stray animals.

Pets are not permitted in common areas including building lobbies, community rooms, community centers, playground areas, common outdoor green/recreation spaces, office spaces and laundry facilities except for those common areas which are designated entrances and exits to and from a building. Pets are not to roam free in highrise buildings or on Housing Authority property nor are pets to be exercised in hallways, stairways or lobby areas. An area of each housing development's grounds is designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. Tenants are responsible for the proper removal and disposal of all bodily waste originating from their pet. Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other tenants or interrupt their peaceful enjoyment of their housing unit or premises.

Pet owners shall not alter the dwelling unit, patio, storage shed or any structure on the PHA premises or common area to create an enclosure for any animal, or create or provide any outside shelter or enclosure for any animal on the premises. This includes the building, construction and purchase of any outside dog "house/shelter" on the premises. The installation of a pet door is prohibited. Any tenant alteration to the dwelling unit is considered a violation of the Lease.

The Pet Policy shall be incorporated by reference into the Lease and must be signed by the tenant. The household must adhere to all requirements contained within the Pet Policy. Violation of the Pet Policy shall be grounds for the removal of the pet and/or tenancy termination. If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Pet Policy rules will not be applied to animals that assist persons with disabilities. Pet owners shall be required to qualify animals that assist persons with disabilities for exclusion from the Pet Policy. To be excluded, the pet owner must certify: (1) a person with disabilities resides within the household; (2) the animal has been trained to assist with the specified disability; and (3) the animal actually assists the person with the disability.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

*Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.*

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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



## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment

Provided below:

Albert Washington (910 Morningside Drive; University Park, IL 60466 – Section 8 participant) commented that he is very excited about the Authority's plan to develop a Homeownership program.

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

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

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

List changes below:

4. Membership

### **RESIDENT ADVISORY BOARD**

The Resident Advisory Board appointed by the Housing Authority of Joliet Board of Commissioners includes the following persons:

| <b><u>Name</u></b>   | <b><u>Address</u></b>                                      | <b><u>Program</u></b> |
|----------------------|--|-----------------------|
| Cynthia Chandler     | 2101/2 Third Ave., #2 (Upstairs)<br>Joliet, IL 60433-1823  | Section 8             |
| Camille Reddix-Bland | 749 Burnham Dr. #4J<br>University Park, IL 60466           | Section 8             |
| Bob Fracaro          | 2200 Oneida St., Apt. 915<br>Joliet, IL 60435              | Public Housing        |
| Calesia C. Crudup    | 322 Kraker Ave., 2 <sup>nd</sup> Floor<br>Joliet, IL 60432 | Section 8             |
| Mary Underwood       | 109 Allen Street<br>Joliet, IL 60436                       | Section 8             |
| Albert Washington    | 910 Morningside Dr.<br>University Park, IL 60466           | Section 8             |
| Shirley Howard       | 2G Wildwood Lane<br>Bolingbrook, IL                        | Section 8             |

On November 29, 2000 the Housing Authority of Joliet submitted correspondence to each Public Housing and Section Housing Program Resident inviting them to submit a resume for the Resident Advisory Board.

By the deadline date of December 15, 2000 eight (8) persons had submitted letters of interest and resumes.

All eight (8) candidates were recommended for Resident Advisory Board membership. The Presidents of each Resident Council were also invited to become members of the Resident Advisory Board.

A total of thirteen (13) residents were, therefore, included as the original Resident Advisory Board members. The Board of Commissioners approved the Resident Advisory Board members on March 15, 2001.

Only seven (7) of the original thirteen (13) Resident Advisory Board members have displayed interest in participating of the Resident Advisory Board. These Resident Advisory Board members had their terms renewed by the Board of Commissioners on February 15, 2002.

We will seek additional RAB members through a mass-mailing.

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

#### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: Candidates submitted letters to the Mayor of Joliet's Office for review. The Mayor interviewed and appointed one (1) Resident as a Board Member. That appointment was approved by the Joliet City Council

**RESIDENT MEMBERSHIP OF THE  
PHA GOVERNING BOARD PROCESS**

1. Mayor Arthur Schultz submitted correspondence to Public Housing Resident Councils inviting them to submit resumes to be considered as a Resident Commissioner.
2. The Mayor's Office received four (4) resumes; reviewed resumes; interviewed candidates; and then appointed Ms. Ann Hanus.
3. That appointment was approved by the Joliet City Council on January 3, 2001 for a term to expire January 3, 2003.
4. Ms. Hanus is a Senior Citizen at our Stryker High-rise Building seventeen (17) years and has served as President of High Neighbors Social Club and Building Liaison.
5. Her first Board Meeting was held January 9, 2001.
6. Ms. Hanus resigned from the Board of Commissioners on December 1, 2001.
7. The Mayor, as of April 9, 2002, has not appointed a new Resident Commissioner.

**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: **City of Joliet, 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.
- Other: (list below)

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

The City of Joliet proposes to utilize its anticipated HOME funds to sponsor CHPO housing activities, develop a Homebuyers Assistance program for new construction of single-family homes on scattered sites and participation in other HOME-eligible housing initiatives. Joliet's CDBG funds will be used for neighborhood improvements, increasing the supply of affordable housing, elimination of slum and blight, and public service activities.

**D. Other Information Required by HUD** Use this section to provide any additional information requested by HUD.

The Housing Authority of Joliet shall also pursue the development, implementation and operation of the following programs:

Establishment of wholly owned or controlled subsidy to purchase Private Sector Housing to rent to the HAJ under the Section 8 Housing Program.

Pursue non-HUD funding (loans) by granting a security interest in the development to modernize and upgrade Senior Citizen High-rises to make them more marketable and competitive with newly constructed senior facilities.

Establishment of wholly owned or controlled subsidiary to construct and/or rehabilitate housing for sale to low-income families.

Establish a Partnership and Development of Assisted Living Facility at the John O. Holmes Senior Citizen Complex.

Establish partnership to own, operate or assist in the development of mixed-finance and mixed-income developments.

## **Section 8 Homeownership Capacity Statement**

The Housing Authority of Joliet shall establish a Section 8 Homeownership Program utilizing the following criteria:

Establishing a minimum homeowner down payment requirement of at least three percent- (3%) and requiring that at least one percent-(1%) of the down payment come from the family's resources;

The Housing Authority of Joliet will work in cooperation with the City of Joliet's Community Development Department's First Time Home Buyers Program; the Will County Community Development Department's First Time Home Buyers Program; the Illinois Housing Development Authority (IHDA); and Community Financial/Social institutions to develop and implement a comprehensive Section 8 Homeownership Program.

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### **Hard Copy Attachments (to Follow)**

Attachment A – Most recent Board-Approved Operating Budget

Attachment B – Certifications: Board Resolution for Annual Plan, Local Entity's Certification of compliance with Consolidated Plan, Drug Free Workplace, Disclosure of Lobbying Activities, Payments to Influence Federal Transactions

Attachment C – Additional Capital Fund Certifications: Environmental Review form HUD-7015.15 and Evidence of National Historical Preservation compliance

Attachment D – Housing Authority of Joliet's Organizational Chart

Attachment E – Housing Authority of Joliet Resident Satisfaction Survey Follow-Up Plan