

Moline Housing Authority



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Phone (309) 764-1819 ▪ Fax (309) 764-2120

RESOLUTION NO 929

RESOLUTION APPROVING/AUTHORIZING SUBMISSION OF 2020 PHA/AGENCY PLAN (ANNUAL/5 YEAR)

Whereas, the Moline Housing Authority (The Housing Authority) is required by federal law to submit a PHA/Agency Plan annually, and

Whereas, the plan has been prepared with all the necessary support documentation in accordance with HUD's rules and regulations.

NOW, THEREFORE BE IT RESOLVED, THAT since the regular Board Meeting of the Board of Commissioners is not until the 27th of January 2020, a telephone poll was conducted on the 15th day of January 2020, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized the submission of the 2020 PHA/Agency Plan (Annual/5 Year).

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 15TH DAY OF JANUARY 2020.

Leslie Stange-Crotty, Chairperson

SEAL

EXECUTIVE DIRECTOR

John Afoun

BOARD OF COMMISSIONERS

Leslie Stange-Crotty
Chairperson

David Parker, Jr.
Vice-Chairperson

Chuck Capan

Diane Fox

Jay McCowan

“Providing housing and opportunities”

www.molinehousing.com



Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> PHA Name: <u>MOLINE HOUSING AUTHORITY</u> PHA Code: <u>IL020</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>486</u> Number of Housing Choice Vouchers (HCVs) <u>234</u> Total Combined Units/Vouchers <u>720</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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		PH	HCV																														
Lead PHA:																																	

B.	Annual Plan Elements
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<p>B.1</p>	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>*See Attachment (a) for listing of ACOP & Administration Plan changes</p> <p>*See Attachment (b) for Financial Resources changes</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>*See Attachment (c) for Deconcentration Policy</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Demolition and/or Disposition of Spring Brook, which is currently part of AMP 1 and is comprised of 184 units is planned.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>*See Attachment (d) for Civil Rights Certification</p>

<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The MHA has met over 10% of its goals that were set in the FY 2020 5-Year Plan and has continued to operate in accordance to the MHA Mission Statement. Some of the goals met include those in the following areas:</p> <ul style="list-style-type: none"> • Management Issues • Expansion of Meeting the Affordable Housing Stock Issues • Lease and Occupancy • Marketability and Security Issues • Tenant-Based Housing Issues • Maintenance and Capital Fund Issues • Equal Opportunity Issues • Fiscal Responsibility Issues • Public Image • HUD Strategic Goals
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>*See Attachment (e) for Resident Advisory Board (RAB) Comments.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>*See Attachment (f) for Certification by State or Local Officials</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>“See HUD Form 50075.2 approved by HUD on 04/13/2016.”</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 CFR §903.7\(q\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. ([24 CFR §903.7\(i\)\(C\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) ([24 CFR 903.7\(b\)](#))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) ([24 CFR 903.7\(b\)](#))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#). ([24 CFR §903.7\(e\)](#))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. ([24 CFR §903.7\(b\)](#))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- B.7 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

- C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

2020 Admissions and Continued Occupancy Policy

Chapters of the ACOP with revisions are:

(Paragraphs/text with changes are shown in highlighted blue or red color)

Chapter 3	Page 3-13	Section 3-II.B re notice requirements for ineligible families.
	Page 3-15	Section 3-III.B correcting HUD time requirement for denial based on drug use.
	Page 3-16	Section 3-III.B changing definition of “Currently Engaged” drug use.
	Page 3-18	Section 3-III.D clarifying sex offender policy for admissions.
	Page 3-21	Section 3-III.D asking about past utility disconnects as part of background check for applicants.
	Page 3-24	Section 3-III.F modifying VAWA notifications for applicants.
Chapter 4	Page 4-2	4-I.B deleting language about MHA sending application forms by mail.
	Page 4-3	4-I.D deleting references to MHA preferences.
	Page 4-5	4-II.C clarifying that public notice will be by use of MHA website.
	Page 4-12	4-III.C adding that MHA will use contact information in application.
Chapter 7	Page 4-14	4-III.D clarifying that eligibility interview will be at MHA offices.
	Page 7-4	7-I.C adding references to income validation tool (IVT).
	Page 7-16	7-II.H deleting references to MHA use of preferences.
	Page 7-18	7-III.D adding language regarding verification of SS/SSI benefits.
Chapter 8	Page 7-20	7-III.I adding language regarding zero income status verifications.
	Page 8-5	8-I.E changing security deposit amount to \$250.
	Page 8-8	8-I.G adding minimum heat temperature of 68 degrees.
	Page 8-11	8-II.D clarifying that emergency situations may be abated within 24 hrs.
	Page 8-13	Exhibit 8-1 adds marijuana prohibition to smoke-free policy.

Chapter 9	Page 9-9	9-III.B changes Interim Certification policy for rent increases.
	Page 9-12	9-III.D changes dollar threshold for Interim Certifications increases.
	Page 9-12	9-III.D. clarifies that method of reporting changes must be in writing.
	Page 9-13	9-III.D. modifies effective date for interim rent decrease requests.
Chapter 10	Page 10-7	10-III.B emphasizes tenant and lease responsibility for flea infestations.
	Page 10-13	Exhibit I to Pet Policy makes pet photo optional.
Chapter 12	Page 12-4	12-II.B clarifies that transferring family responsible for cost of move.
	Page 12-5	12-II.D clarifies when tenant responsible for transfer costs.
	Page 12-7	12-III.C imposes 2-year waiting period for transfers based on family size if tenant accepted a smaller unit at move-in.
Chapter 13	Page 13-7	13-III.B covers MHA staff “working” on premises if threatened with criminal activity.
	Page 13-11	13-3.C changes over-income definitions.
	Page 13-12	13-3.C adds over-income table.
	Page 13-20	13-4.D clarifies lease termination notice time frames.
Chapter 14	Page 14-2	14-I.B removes VAWA notification to denial of admission notice.
	Page 14-8	14-II.A makes changes to United States Citizenship and Immigration Services Appeal Process.
	Page 14-10	14-III.C deletes explanation of non-applicable due process options.
	Page 14-12	14-III.D deletes reference to expedited grievance procedure.
	Page 14-13 Page 14-16	14-III.F deletes references to Grievance Hearing panel. 14-III.H deletes references to Grievance Hearing panel.
Chapter 15	Page 15-7	15-II.C adds sexual harassment as a prohibited activity.
	Page 15-8	15-II.E. removes grievance hearings for fraud recovery situations.
Chapter 16	Page 16-3	16-I.A corrects errors in air conditioner policy approved in 2019.

	Page 16-9	16-III.A adds Illinois Debt Recovery program for debt recovery.
	Page 16-10	16-III.B deletes contact information of a specific debt collection agency.
Appendix B	Page 1	Clarifies effective date for changes to utility allowances.
Appendix C	Page 1	Revises Flat Rents rates for FY 2020.
Appendix E	Page 1	Deletes contact information for a specific debt collection agency.
	Page 5	Deletes miscellaneous references to “ceiling rents.”
Appendix H	Page 1	Deletes duplicative flat rent rate schedule that is listed in Exhibit C.
Appendix I		
Lease Part 1b	Page 5,	Sect. VII.1 adds requirements for profit making enterprises in units.
	Page 5	Sect. VII.2 prohibits use of tenant’s address by others.
	Page 7	Sect. VII.5 changes dollar threshold to \$200 for Interim Certifications.
	Page 7	Sect. VII.6 mandates use of written Request for Interim Adjustment to report changes.
	Page 8	Sect. VII.7 modifies effective date for rent decreases.
	Page 10	Sect. IX.1 inserts missing word “Smoking” and adds Firearms Policy.
	Page 11	Sect. IX.5 prohibits tenant from allowing unit address to be used by others.
	Page 11	Sect. IX.7 prohibits blocking of windows and avoiding obstructions.
	Page 13	Sect. IX.25 requires removal of vehicles that violate parking policy.
	Page 15	Sect. X.1 refers to new Firearms Policy attached to lease.
	Page 21	Sect. X.VII prohibits use of marijuana on MHA property and makes violation of MHA polices a lease violation.
Lease – Part 2	Page 4	Adds new Firearms Policy as a lease attachment
Appendix M	Parking Policy	Substitutes latest parking policy approved earlier in 2019
Appendix N	Park Policy	Adds park policy as new Appendix N to ACOP

Appendix O	Firearms Policy	Adds new Firearms Policy as Appendix O to ACOP
MHA Housekeeping Guidelines		Adds and clarifies housekeeping responsibilities of tenants
Smoke Free Policy		Adds prohibition on use or smoking of marijuana
Rules and Regs.		Changes to Pet Policy, Firearms Policy, and Smoke Free Policy.

2020 Admin Plan Summary of Changes

Chapters of the Admin Plan For The Section 8 Housing Choice Voucher Program with revisions are:
(Paragraphs/text with changes are shown in highlighted blue or red color)

Chapter 3	Page 3-19	3-III.B changes definition of “currently engaged” in use of drugs.
Chapter 7	Page 7-4	7-I.C adds income validation tool (IVT) for annual reexaminations.
Chapter 8	Page 8-10	8-II.B allows approval of HAP if unit has non-life threatening deficiencies that can be corrected at a later time.
Chapter 10	Page 10-5	10-I.B modified to specify grounds for denial or termination of assistance.
Chapter 11	Page 11-9	11-II.C increases threshold to \$200 for interim certifications
	Page 11-11	11-II.D changes effective dates for rent decreases
Chapter 14	Page 14-8	14-II.C add sexual harassment as prohibited owner action.
Chapter 17	Page 17-38	17-VII.C deletes reference to VAWA waiting list

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 Grants)		
a) Public Housing Operating Fund	\$670,000	PH Operations
b) Public Housing Capital Fund	\$1,050,000	Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,000,000	Rental Assistance
f) PHDEP (including any Technical Assistance funds)		
g) ROSS Grants		
h) CDBG		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (list below) (unobligated funds only)		
Capital Fund 501-18	\$296,056	PH Capital Improvements
Capital Fund 501-19	\$841,592	PH Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,500,000	PH Operations
4. Other Income (list below)		
Laundry, Vending, Etc.	\$49,000	PH Operations
5. Non-Federal Sources (list below)		
Total Resources	\$5,406,648	

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

MHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of MHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

MHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, MHA must comply with the following steps:

Step 1. MHA must determine the average income of all families residing in all MHA's covered developments. MHA may use the median income, instead of average income, provided that MHA includes a written explanation in its annual plan justifying the use of median income.

MHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. MHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, MHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

MHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. MHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (federal poverty level or 30percent of median income, whichever number is higher).

Step 4. MHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, MHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances MHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by MHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and MHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under MHA's deconcentration policy. MHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under MHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, MHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

For developments outside the EIR MHA will take the following actions to provide for deconcentration of poverty and income mixing:

MHA will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by MHA.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>_MOLINE HOUSING AUTHORITY_</u> PHA Code: <u>_IL020_</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>_04/2020_</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Moline Housing Authority Annual & 5-Year PHA Plan is available for public review and comment at the Housing Authority's central office cost center / located in AMP 1 (main office) located at 4141 11th Avenue A, Moline, IL during hours of operation on Monday – Friday 8:00 AM – 4:30 PM. The Moline Housing Authority Annual & 5-Year PHA Plan can also be viewed on our website at www.molinehousing.com.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Moline Housing Authority is to provide and facilitate the availability of quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for very low- to moderate-income residents throughout the City of Moline. In order to fulfill this mission, Moline Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we promote resident and community participation by involving our residents and stakeholders in the decision making process, thereby providing world class, efficient, and compassionate service that reflects the needs, wants, expectations and aspirations of residents and the community as a whole.</p> <p>Our guiding principles are: promote resident independence, expand cultural proficiency, collaborate with others, ensure our own competence, and act as one organization.</p> <p>AT THE MOLINE HOUSING AUTHORITY, WE PROVIDE HOUSING AND OPPORTUNITIES</p>

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

Goal # 1: Ensure Long-Term Financial Viability

OBJECTIVES:

HUD's Public Housing and Housing Choice Voucher Program (Section 8) are experiencing dramatic changes. The Housing Authority must diversify its operations to minimize the risk of funding cuts by establishing programs that generate positive cash flow. In addition, the Housing Authority must seek other sources of funding, especially grants, to replace income from diminished or cancelled HUD programs.

STRATEGIES:

- Enhance income sources to the Authority
 - Maintain public housing adjusted occupancy rate at or above 98%
 - Maintain Section 8 Housing Choice Voucher program utilization rate at or above 98% of baseline vouchers or funding
- Develop alternative funding sources

OBJECTIVES:

MHA should diversify its operations and those of its not-for-profit subsidiary so that they are not solely dependent upon HUD's public and Section 8 housing programs. To that end, MHA should consider providing management, maintenance, and resident initiatives consulting services to other public housing authorities, assisted housing agencies and private-sector housing firms.

STRATEGIES:

- Secure grant funding to support public housing operations
- Identify and eliminate waste in all areas of operations
- Effective utilization of resources
- Zero rent arrears in public housing
- Minimize expenses
 - Operate within budget expense levels
 - Allocate \$100,000 non-federal funds to the not-for-profit corporation
- Protect Authority reserves
 - Achieve a 100 % reserve level
 - Execute strategy for investment and utilization of reserves
- Generate income from development activities through the not-for-profit corporation
- Increase Operation and Capital budgets
 - Achieve "High Performer" status to earn 3% to 5% additional capital grant funding
 - Review the current public housing Allowable Expense Level (AEL) to maximize subsidy within HUD limitations
 - The nonprofit enables the Authority to provide a broader range of services to an expanded service population while limiting liability.
 - Diversify services provided by the Authority and its nonprofit
 - Develop alternative funding sources including:
 - Acquire area properties (donations, purchases) and operate efficiently and effectively in order to generate positive cash flows
 - Pursue available foundation funding
 - Develop capacity to provide management, maintenance, modernization and resident initiatives services to other Public Housing Authorities (PHAs), assisted housing agencies and private sector housing firms.
 - Manage other Public Housing Authorities (PHAs) and assisted housing agencies
 - Provide assisted and independent living services to the elderly
 - Prepare and administer CDBG, HOME and other grants for incorporated and unincorporated communities in the surrounding area
 - Earn development fees for building affordable housing in Moline and surrounding area
 - Bond fees for first-time homebuyer programs, for acquiring and renovating existing or building new affordable housing units, and for building dormitories for colleges and universities
 - Provide consulting services to other PHAs, private and assisted housing organizations
 - Invest in elderly, assisted living and homeownership housing programs using the Authority's nonprofit (do only with the guidance, support and approval of HUD)
 - Establish programs in year one and implement in years two through five
 - Develop cooperation and partnership with the area's Housing Authorities to achieve economy of scale in procurement and consolidation of programs to reduce cost.

Goal # 2: Staff Development and Training

OBJECTIVES:

In order for the housing authority to succeed, it is imperative staff are well trained and encouraged to develop their full potentials. In addition, the housing authority should ensure the physical well-being of staff. MHA should also develop incentive and performance based reward schemes to motivate staff to achieve high output.

STRATEGIES:

- Conduct annual performance evaluation/review
 - Each and every employee should have an annual performance evaluation/review
 - Maintain training and career development goals for each employee
 - Continue with detail performance procedure that has been established.
 - Expand staff training and development
 - Establish accountability for all programs
- Enhance organizational structure
 - Revise the current organizational structure
 - Hire Operations Manager
- Staff Physical Well Being
 - Encourage physical activity/exercise
 - Work with health insurance provider to develop physical well-being programs
 - Offer membership of local gyms as an incentive to encourage participation in physical well-being programs

Goal # 3: Tenant Participation and Customer Service

OBJECTIVES:

The mission of the Housing Authority is to pursue new and creative ways to meet the changing housing needs of the residents of Moline. The Moline Housing Authority provides affordable, decent, safe secure and sanitary housing to low- and moderate-income families, including elderly and disable persons. The Authority must encourage tenant participation and consultation, and take more active role in keeping residents informed regarding all facets of the Authority's operations with special emphasis upon the Resident Advisory Board's (RAB) involvement. The Quality Housing and Work Responsibility Act of 1998 require the Authority to work closely with residents regarding all facets of Authority's operations. Good customer service enhances the image of public housing and is just good business. As the Housing Authority develops a cutting edge affordable housing integrated within the community, residents will need to be equipped with skills to meet their lifestyle changes. The Housing Authority will coordinate with social services providers to give life-skills training.

STRATEGIES:

- Provide self-sufficiency opportunities
 - Introduce homeownership program
 - Introduce Homebuyer Incentive Program (HIP)
 - Apply for at least \$500,000 of grant funding for family self-sufficiency activities
 - Provide an improved living environment
 - Expand resident initiative programs
 - Add amenities for marketability of public housing units
 - Develop and implement a Customer Service (Resident Satisfaction) program
 - Pursue resident program grants
 - a. FY2020 SuperNOFA
 - b. ROSS grants
 - c. Self-sufficiency Homeownership Opportunity Program
 - d. Elderly Service Coordinator
- Sustain resident-participation activities
 - Consult with residents at each development regarding operations
 - Maintain at least five members on the Resident Advisory Board (RAB)
- Maintain regular communication with residents
 - Conduct at least 10 resident meetings at each development
 - Prepare a resident newsletter at least quarterly
- Provide prompt response to maintenance requests
 - Abate emergency work orders within 24 hours
 - Maintain an average completion time of no more than 3.0 days for non-emergency work orders
- Enhance safety and security efforts

- Report criminal activity to the police within eight hours of management’s awareness
- Educate residents on security issues
- Additional security lighting in all developments
- Security cameras for all developments

- Social Services
 - Maintain regular communication with social services providers, and refer residents for counseling, crisis intervention, and personal and economic self-sufficiency development
 - Establish programs to enhance quality of life for residents
 - Increase the number and percentage of employed persons in public housing
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Increase the amount of funds allocated to resident programs by identifying and pursuing alternative funding sources including:
 - a. Organizations currently serving the Authority’s residents
 - b. Judicial grants
 - c. Foundation grants funding
 - d. DOT grants
 - e. State grants Welfare to Work funds
 - f. JTPA grants
 - g. “Pilot Grants” programs for the elderly
 - h. Use the internet, city-county grant directory and non-profit funding directory to identify potential funding sources.
 - i. Contact state and federal legislators to gain access to their on-line services which keeps them posted regarding the availability of grants as well as the status of new grant legislation

Goal # 4: Preservation of Physical Assets

OBJECTIVES:

Effective stewardship of the public trust indicates the need for a plan of action for managing Moline Housing Authority’s properties. Part of that plan is to conduct Housing Needs Assessment, each property to be evaluated based on its present and future value. The assessment will determine whether to keep and maintain, to keep and upgrade or to demolish and replace each MHA property. The development of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move MHA toward becoming the provider of housing of choice rather than the housing of last resort. Moline Housing Authority is committed to pursuing new and creative ways to meet the changing housing needs of the diverse population of the city of Moline.

STRATEGIES:

- Transfer vacant building to the non-for-profit corporation
- Transfer vacant land to non-for-profit with HUD permission
- Develop and coordinate complementary comprehensive communication program
- Achieve “High Performer” designation from the Section Management Assessment Program (SEMAP) based on a score of at least 95 points
- Maintain “High Performer” designation from REAC (PHAS) based on a score of at least 95 points
- Earn a score of at least 29 points on the Physical Assessment Sub-System (PASS) component of the PHAS
- Develop video conference center at Hill side heights
- Continue to upgrade existing units for marketability
- Add air conditioning, carpet, washer and dryer hookups, and other amenities to make them competitive with other assisted housing in the area
- Enhance curb appeal
- Conduct housing needs assessment market study, then develop and implement programs for meeting identified needs including assisted living for the elderly
- Obtain building sites from the city
- Pursue state funding to build new housing
- Pursue USDA default homes(outside Quad Cities Area)
- Obtain developer using RFP process and work closely with the developer to pursue funding
- Continue to identify and implement on-going operational improvement and cost reduction opportunities
- Obtain UPIS (Uniform Property Inspection System) training and certification
- Obtain hand-held computerized inspection units and supporting software

Goal #5: Community Relation/Public Image

OBJECTIVE:

The role of the public housing authority is changing. Housing Authorities cannot continue “business as usual” Reduced funding will wither authorities lacking the insight to reposition themselves. Authorities that recognize and embrace the challenges and opportunities on the horizon will be able to sustain their mission to provide affordable, decent, safe and sanitary housing. The manner in which the Housing Authority is perceived in the community plays a significant role in our success. Relationships with city government, community and religious leaders, social service agencies, stakeholders, and the media can impact the Authority’s operations, both directly and indirectly. The esteem with which our employees view this organization is reflected in the attitude they portray.

STRATEGIES:

- Facilitate new housing development activities
 - Develop a process to position in-fill housing as a positive community-building activity for all neighborhoods
 - Put a “face” on public housing and Section 8 clients through a proactive public relations campaign
 - Develop a “white paper” on the “Not in My Back Yard” (NIMBY) Argument to counteract resistance to development and relocation.
 - Further neighborhood housing goals by assisting in the remediation of problem housing
 - Change the perception of public housing:
 - a. Community
 - b. Residents
 - c. Staff
 - d. Local Government
- Create an informational series, “The Changing Face of Public Housing,” for mass media use
- Communicate the changing role of the Authority
 - Earn continued recognition as an efficiently operated, effective organization providing excellent service for the residents of the City of Moline
- Maintain good relationship with media
 - Respond to all inquiries within eight hours
 - Issue at least four press releases
 - Sustain successful outreach to social service providers through written communication at least quarterly
- Position the Authority as a respected housing administrator through timely utilization of Capital Fund grants that enhance the curb appeal of properties
- Maintain website content by including and updating Housing Authority activities
- Develop avenue for electronic communication
 - Assemble database of e-mail addresses for specific audiences (housing authorities, media, potential clients, etc.)
 - Create and distribute to targeted recipients electronic messages, including links and other references to website material
 - Hire Public Relation Firm/Individual to work with MHA to promote MHA’s achievements, and to enhance MHA’s image within the community.
 - Deliver a cutting edge service within the framework of client/customer care
 - Install electronic sign board at the corner of 12th Avenue and 41st Street to highlight MHA’s achievements as a means of informing the general public about MHA’s programs and achievements in order to dispel negative perceptions about the Housing Authority within the Community.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The MHA has met over 10% of its goals that were set in the FY 2020-Year Plan and has continued to operate in accordance to the MHA Mission Statement. Some of the goals met include those in the following areas:

- **Management Issues**
- **Expansion of Meeting the Affordable Housing Stock Issues**
- **Lease and Occupancy**
- **Marketability and Security Issues**
- **Tenant-Based Housing Issues**
- **Maintenance and Capital Fund Issues**
- **Equal Opportunity Issues**
- **Fiscal Responsibility Issues**
- **Public Image**
- **HUD Strategic Goals**

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p style="text-align: center;"><u>Violence Against Women Act Report (no changes)</u></p> <p>The Moline Housing Authority provides or offers the following services, programs, or activities, directly or in partnership with other agencies or service providers, to adult or child victims of domestic violence, dating violence, sexual assault, or stalking:</p> <p>The Moline Housing Authority will assist any family who reports domestic violence, sexual assault, dating violence, or stalking by providing referrals to the appropriate agencies on a case by case basis to Project Now, Bethany Home for Women and Children or the Department of Children and Family Services.</p> <p>The Moline Housing Authority offers or provides the following services, programs, or activities that help adult and child victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing:</p> <p>Although the Moline Housing Authority does not directly provide services, activities or programs to allow victims of domestic violence to obtain or maintain housing, we can provide referrals to the appropriate agencies on a case by case basis to Project Now, South Moline Township, Bethany Home for Women and Children or the Department of Children and Family Services.</p> <p>The Moline Housing Authority offers or provides the following services, programs, or activities that help adult and child victims of domestic violence, dating violence, sexual assault, or stalking, to enhance victim safety in assisted families:</p> <p>Although the Moline Housing Authority does not directly provide services, activities or programs to allow victims of domestic violence we will assist any family who reports domestic violence, sexual assault, dating violence, or stalking by providing referrals to the appropriate agencies on a case by case basis to Project Now, Bethany Home for Women and Children or the Department of Children and Family Services.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>MHA defines substantial deviations and significant amendments to be actions including:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Changes in the use of Replacement Reserve Funds under the Capital Fund; • Changes in excess of 10% of the original work plan under the Capital Fund. <p>Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) and any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities are not considered to be substantial deviations or significant amendments.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>*See Attachment (c) for Resident Advisory Board (RAB) Comments</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Status:

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Moline Housing Authority		<input checked="" type="checkbox"/> Locality (City/County & State) <input type="checkbox"/> <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: IL020						
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	SPRING BROOK/SPRING VALLEY (IL020004141)	\$504,000.00	\$624,261.00	\$654,261.00	\$454,261.00	\$604,261.00
	AUTHORITY-WIDE	\$375,690.00	\$375,690.00	\$375,690.00	\$375,690.00	\$375,690.00
	HILLSIDE HEIGHTS (IL020000825)	\$172,299.00	\$52,038.00	\$22,038.00	\$222,038.00	\$72,038.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$375,690.00
ID0001	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Additions and Upgrades, Staff Training, and Consultants		\$105,198.00
ID0002	Administration(Administration (1410)-Salaries)	Salaries and employee benefits associated with Capital Funds		\$60,095.00
ID0005	Operations(Operations (1406))	Funds to transfer to operations		\$210,397.00
	SPRING BROOK/SPRING VALLEY (IL020004141)			\$504,000.00
ID0003	Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	A&E Fees for all Projects		\$32,800.00
ID0004	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$8,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	Resurface Road(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Resurface Main Road in Spring Valley		\$40,000.00
ID0009	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$41,000.00
ID0011	Boiler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler Upgrades in Spring Valley & Hillside Heights to change zone valves, unions, and shut offs on both ends		\$82,000.00
ID0014	Cart Path(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Create a cart path for employee utility vehicles to drive safely in Spring Valley		\$50,000.00
ID0015	Erosion Control(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Erosion control and replacement of retaining walls		\$100,000.00
ID0016	Overhang Repair(Dwelling Unit-Exterior (1480)-Roofs)	Spring Valley Overhang Repair on roofs because the are bowing and need to find cause as well as fix		\$50,000.00
ID0017	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment - tractor		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Spring Valley and Hillside Heights bathroom remodels		\$50,000.00
	HILLSIDE HEIGHTS (IL020000825)			\$172,299.00
ID0006	Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	A&E Fees for all Projects		\$7,200.00
ID0007	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$1,800.00
ID0010	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$9,000.00
ID0012	Boiler Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler Upgrades in Spring Valley & Hillside Heights to include zone valves, unions, and shut offs on both ends		\$18,000.00
ID0013	Fire Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Replace fire doors at Hillside Heights in fire escape		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0019	Bathroom Remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Spring Valley and Hillside Heights bathroom remodels		\$10,000.00
ID0056	Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replacement of trash compactor at Hillside Heights		\$22,261.00
ID0075	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment		\$4,038.00
	Subtotal of Estimated Cost			\$1,051,989.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPRING BROOK/SPRING VALLEY (IL020004141)			\$624,261.00
ID0020	Upgrade Electrical Service(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service in amp 1		\$442,261.00
ID0029	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Fees for all Projects		\$32,800.00
ID0038	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$8,200.00
ID0050	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment - tractor		\$50,000.00
ID0054	Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Spring Valley and Hillside Heights bathroom remodels		\$50,000.00
ID0059	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$41,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$375,690.00
ID0022	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Additions and Upgrades, Staff Training, and Consultants		\$105,198.00
ID0026	Administration(Administration (1410)-Salaries)	Salaries and employee benefits associated with Capital Funds		\$60,095.00
ID0047	Operations(Operations (1406))	Funds to transfer to operations		\$210,397.00
	SPRING BROOK/SPRING VALLEY (IL020004141)			\$654,261.00
ID0030	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Fees for all Projects		\$32,800.00
ID0040	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$8,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0052	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment - tractor		\$50,000.00
ID0061	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$41,000.00
ID0073	Upgrade Electrical Service(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service in amp 1		\$322,261.00
	HILLSIDE HEIGHTS (IL020000825)			\$222,038.00
ID0036	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Fees for all Projects		\$7,200.00
ID0044	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$1,800.00
ID0065	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$9,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$375,690.00
ID0024	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Additions and Upgrades, Staff Training, and Consultants		\$105,198.00
ID0028	Administration(Administration (1410)-Salaries)	Salaries and employee benefits associated with Capital Funds		\$60,095.00
ID0049	Operations(Operations (1406))	Funds to transfer to operations		\$210,397.00
	SPRING BROOK/SPRING VALLEY (IL020004141)			\$604,261.00
ID0032	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Fees for all Projects		\$32,800.00
ID0041	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$8,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment - tractor		\$50,000.00
ID0062	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$41,000.00
ID0069	Dumpster Enclosures(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Dumpster enclosures for Spring Brook		\$50,000.00
ID0070	Apartment Keyless Entry(Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment keyless entry		\$75,000.00
ID0072	Park Equipment Upgrade(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Upgrade park equipment		\$100,000.00
ID0074	Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical)	Install air conditioning units in all apartments in complex		\$247,261.00
	HILLSIDE HEIGHTS (IL020000825)			\$72,038.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0037	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Fees for all Projects		\$7,200.00
ID0045	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances as needed throughout complex		\$1,800.00
ID0066	Concrete Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete replacement throughout site		\$9,000.00
ID0071	Apartment Keyless Entry(Dwelling Unit-Exterior (1480)-Exterior Doors)	Apartment keyless entry		\$50,000.00
ID0079	Tools and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment		\$4,038.00
	Subtotal of Estimated Cost			\$1,051,989.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$105,198.00
Administration(Administration (1410)-Salaries)	\$60,095.00
Operations(Operations (1406))	\$210,397.00
Subtotal of Estimated Cost	\$375,690.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$105,198.00
Administration(Administration (1410)-Salaries)	\$60,095.00
Operations(Operations (1406))	\$210,397.00
Subtotal of Estimated Cost	\$375,690.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$105,198.00
Administration(Administration (1410)-Salaries)	\$60,095.00
Operations(Operations (1406))	\$210,397.00
Subtotal of Estimated Cost	\$375,690.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$105,198.00
Administration(Administration (1410)-Salaries)	\$60,095.00
Operations(Operations (1406))	\$210,397.00
Subtotal of Estimated Cost	\$375,690.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$105,198.00
Administration(Administration (1410)-Salaries)	\$60,095.00
Operations(Operations (1406))	\$210,397.00
Subtotal of Estimated Cost	\$375,690.00