

Lake County Housing Authority – IL056

PHA Annual Plan -FYB 10.1.23

FY 24



“LCHA’s vision is to be a leader in affordable housing by taking an innovative and dynamic approach to developing sustainable communities throughout Lake County.”

L: Lifting up others

C: Changing lives by providing sustainable Affordable Housing

H: Helping create success stories

A: And empowering families one roof at a time

Lake County Housing Authority
33928 North U.S. Highway 45
Grayslake, IL 60030
847.223.1170
<https://www.lakecountyha.org>

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: 03/31/2024
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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, including changes to these policies, 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. The 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.

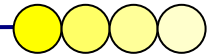
- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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>Lake County Housing Authority</u> PHA Code: <u>IL056</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>October 1, 2023 (FY24)</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>481</u> Number of Housing Choice Vouchers (HCVs) <u>3256</u> Total Combined Units/Vouchers <u>3737</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 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: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Please see attachment B.1</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. Please see attachment B.1</p>
B.2	<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 checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input 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. Please see attachment B.2</p>
B.3	<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. Please see attachment B.3.</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Please see HUD form 50075.2 for FY2023-2027.</p>
B.5	<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>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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>
C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<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>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 485 1456 1852"> <tr> <td data-bbox="181 485 1456 527">Fair Housing Goal: Educate landlords regarding fair housing</td> </tr> <tr> <td data-bbox="181 527 1456 936"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Conduct a broad-based educational campaign to counter misperceptions around affordable, accessible housing.</p> </td> </tr> <tr> <td data-bbox="181 961 1456 1003">Fair Housing Goal: Expand fair housing outreach, education, and enforcement</td> </tr> <tr> <td data-bbox="181 1003 1456 1373"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Institute innovative ways to conduct outreach and education, develop an online education and training program in English and Spanish. Provide referrals to HUD and FHAP agencies for investigations of alleged fair housing violations.</p> </td> </tr> <tr> <td data-bbox="181 1398 1456 1440">Fair Housing Goal: Prevent Involuntary displacement and stabilize neighborhoods</td> </tr> <tr> <td data-bbox="181 1440 1456 1852"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Provide Emergency Rental Assistance to families experiencing instability. Provide financial education and budget management to renters and homeowners to ensure long term stability.</p> </td> </tr> </table>	Fair Housing Goal: Educate landlords regarding fair housing	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Conduct a broad-based educational campaign to counter misperceptions around affordable, accessible housing.</p>	Fair Housing Goal: Expand fair housing outreach, education, and enforcement	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Institute innovative ways to conduct outreach and education, develop an online education and training program in English and Spanish. Provide referrals to HUD and FHAP agencies for investigations of alleged fair housing violations.</p>	Fair Housing Goal: Prevent Involuntary displacement and stabilize neighborhoods	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Provide Emergency Rental Assistance to families experiencing instability. Provide financial education and budget management to renters and homeowners to ensure long term stability.</p>
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B.1 – PLAN ELEMENTS – Revision of Existing PHA Plan Elements

The following PHA Plan elements have been revised by IL056 Lake County Housing Authority [LCHA]

Statement of Housing Needs and Strategy for Addressing Housing Needs

In conjunction with the goals of the Lake County Board’s 2020-2024 Strategic Plan and its Housing and Community Development Consolidated Plan, the Lake County Housing Authority continues to work towards “*Building Healthy, Inclusive & Resilient Communities.*” Currently in Lake County there is a great need for additional affordable housing units, modernization of existing units and re-investment in underserved areas.

LCHA continues to address jurisdictional needs and HUD priority needs, by working together with our local municipalities. More specifically utilizing our federal special program vouchers which include Emergency Housing Voucher’s targeted toward domestic violence victims, VASH Veteran Homeless Vouchers and our Family Reunification Vouchers together with Lake County’s homeless service programs as a multifaceted approach to serving our jurisdictions most vulnerable families.

LCHA continues to build affordable housing through its project-based voucher program creating several partnerships and expanding development of affordable housing. LCHA is on target in CY2023 through 2024 to project base approximately 100 vouchers in 3 new developments of which will have a direct impact on poverty deconcentration efforts and increased affordable housing units.

LCHA has gone above and beyond administering the Federal Emergency Rental Assistance (FERA) program grant monies, and year to date have assisted 2180 households, consisting of \$13,000,000.00 from April 2021 through December 2022. With that program coming to an end and knowing that Lake County residents are still in need, LCHA has entered into an intergovernmental agreement with Lake County Government creating the Lake County Rental Assistance [LCRA] grant program consisting of \$2M to directly assist residents still facing housing instability and eviction.

LCHA continues to aggressively address voucher utilization. LCHA is in the process of exhausting its waiting list with the intention of reopening it before FYE23. As of April 4, 2023, LCHA has over 1,500 applicants on all [including special programs] Section 8 waiting lists. The current make-up of the Authority’s applicants demonstrates extremely low-income households (86%) continue to be at the income level with the highest need for affordable housing. The waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs (12% disabled head of households) and low-income seniors (6% head of households) on fixed incomes. LCHA actively engages in affirmative marketing and collaborating with local agencies that assist seniors and persons with disabilities and continuing outreach to private property owners for promotion of the Section 8 program.

As of April 2023, the Public Housing waiting lists total almost 3,000 applicants. The waiting lists are currently closed to better assist those on the lists already. All have reported their income to be at extremely low-income levels, which demonstrates the need for affordable housing. The Public Housing Program consists of elderly buildings and family scattered site homes throughout the county. Of the 3,000 applicants, 23% are elderly, 44% are disabled and there are over 500 applicants currently living within Lake County.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Public Housing

Deconcentration: If at any time, one of LCHA’s public housing properties has an average tenant income more than 15 percent higher than the LCHA-wide average income, by bedroom size extremely low and very low-income applicants will be targeted for admission until it is within 15 percent of LCHA-wide average income. In addition, LCHA may offer voluntary transfers from higher income properties to lower income properties to help achieve deconcentration goals.

Affirmative Fair Housing Marketing and Outreach Procedures

When the waiting list is open LCHA will conduct affirmative marketing as needed to ensure that the waiting list includes a mix of Applicants with races, ethnic backgrounds, ages, and disabilities proportionate to the mix of those groups in the eligible population of Lake County. LCHA will review the factors regularly to determine the need for and scope of marketing efforts.

All marketing efforts will include outreach to those least likely to apply. LCHA may designate sites for accepting applications in addition to accepting on-line applications. LCHA staff will be available at these sites to assist Applicants in completing the housing application documents. If additional applications are required to attain any of the objectives established in this Policy, LCHA will engage in outreach efforts directed toward potential Applicants who might fulfill the need.

Income Targeting Requirements

LCHA will ensure that at least 40 percent of Families admitted to public housing in any year have incomes at or below the Federal “extremely low income” limit. HUD establishes income limits and revises them annually to ensure that federal rental assistance is provided only to low-income families. Except under limited circumstances, the Applicant Family’s Annual Income must not exceed the applicable income limit that HUD establishes and publishes for each county or Metropolitan Statistical Area (MSA) in the country. The income limits are based on percentages of the median income of the geographic area for which the limit is established and are adjusted for family size.

Housing Choice Voucher Program – MTW

Utilizing the Landlord Incentive Program, LCHA plans to gain new landlords in opportunity areas to increase options for voucher families with the hope that the families will be closer to better employment opportunities and strive for self-sufficiency.

Only rental units in opportunity areas will be able to participate in the Landlord Incentive MTW activities. Opportunity areas are defined by HUD’s deconcentrating initiatives where the property is located in a census tract that is considered low poverty.

The property must be located in a census tract where less than 10% of the residents live below the poverty level. The poverty level is determined by the most recent US Census.

Financial Resources

FY2024 Planned Financial Sources and Uses <i>Estimates from previous years funding</i>		
PHA Anticipated Resources	Planned Dollar Amounts	Planned Uses
Annual Contributions for S8 Tenant-Based Assistance (2024)	\$22,291,661	3256 Is the maximum number of low-income families that can be served (based on PIC data at time of submission)
Public Housing Operating Fund	\$310,000	Operations
Public Housing Capital Fund	\$1,500,000	Various Projects as noted in latest EPIC submission
Other Federal Grants		
Family Self Sufficiency Grant	\$250,045	Family Self Sufficiency HCV & PH
Ross Service Coordinator	\$68,000	Public Housing Self Sufficiency
RADON Remediation Grant	\$593,670	Public Housing Radon Remediation
FCC-ACP Grant	\$167,383	Public Housing Internet
Prior Year Capital Funds <i>Un-Disbursed</i>		
IL01P056501-20	\$413,106.17	Public Housing General Capacity Activity – planned activities
IL01P056501-21	\$1,139,788.30	Public Housing General Capacity Activity – planned activities
IL01P056501-22	\$1,081,847.90	Public Housing General Capacity Activity – planned activities
IL01P056501-23	\$1,578,115.00	Public Housing General Capacity Activity – planned activities
Public Housing Tenant & Miscellaneous Income		
Rental Income	\$1,600,500	Public Housing Operating Expense
Miscellaneous Income	\$125,000	Public Housing Operating Expenses
Demo/Dispo Funds	\$2M	Restricted development

Rent Determination

Public Housing Over-income tenants

If a Tenant's projected income at the time of annual reexamination or interim adjustment exceeds the income limit for continued occupancy (120 percent of Area Median Income, adjusted for family size) the LCHA will inform the Tenant that if their income continues to exceed this income limit at their annual reexamination for two more consecutive years the Tenant must move out of public housing in six months.

Operations and Management

Throughout the year LCHA has evaluated and reorganized to meet the needs of our clients. We continue to focus on excellence with our program management and administration. We continue to improve operational efficiencies and maximize MTW flexibility to help expand affordable housing throughout the jurisdiction.

LCHA conducts annual meetings with residents to discuss the residents' physical needs within the units. LCHA uses tenant input to create a preventative maintenance plan that feeds directly into our capital plan. While the LCHA larger properties (high/low rises) are of a pivotal age, we continue to maintain safety and HUD compliance on any environmental concerns (encapsulated asbestos, lead based paint, etc.) along with upgrading major systems as funding allows (hot water heaters, windows, siding, plumbing, elevators, etc.). LCHA maintains a strict pest control policy with routine monthly inspections and treatments as necessary.

Community Service and Self-Sufficiency Programs

The Family Self-Sufficiency (FSS) program of Lake County Housing Authority is voluntary program to assist tenants who have a Housing Choice Voucher or live in public housing that enables families to increase their earned income and reduce dependency on welfare assistance and rental subsidies. LCHA's FSS team hosts multiple workshops throughout the year both in person and online for maximum attendance. Workshops include Consumer Credit Counseling Services of Northern Illinois and presentations on the topics of credit and budgeting. LCHA shares our Family Self-Sufficiency Program at all voucher briefings; and flyers advertising FSS go out in the monthly recertification packets. For 2022 FSS Grant closure LCHA served 177 participants with the following statistics:

- Employed: 109
- Full Time: 75
- Part Time: 34
- Average Hourly Wage: \$18.12
- Average Annual Wage: \$34,228.74
- 37 participants are enrolled in some type of education program.
- Associate degree: 7
- Bachelor's degree: 4
- Master's degree: 3
- Trade/Vocational Certificate: 23
- Average FICO Credit Score: 631.89
- Average Trans Union Score: 613.34
- Average Experian Credit Score: 581.17
- Average Equifax Credit Score: 614.27
- 88 participants have a checking account.
- 48 participants have a savings account.
- 10 participants have a retirement account.
- One participant has an education savings account.

Resident Opportunity and Self-Sufficiency [ROSS]: LCHA participates in the ROSS grant program and has a full-time staff member dedicated to the Service Coordinator role. LCHA's ROSS Coordinator works in tandem with our FSS program complimenting each other's offerings. LCHA's ROSS Coordinator plans, develops, and coordinates social service programs for our residents including connecting residents to other social service

delivery agencies and assist individuals and families to comply with the Housing Authority and HUD rules and regulations. LCHA RC assists residents with launching opportunities for education, training, supportive services, and communications for senior residents.

Housing Counseling: LCHA offers certified HUD Housing Counselors that offer education and assistance in the following topics:

- Budgeting & Banking / Financial Literacy
- Credit Repair
- Community Resources
- Downpayment Assistance
- Fair Housing
- Fair Lending
- Foreclosure Prevention
- Homelessness Prevention
- Landlord's and Tenant's Rights & Responsibilities
- Mortgage Default Prevention
- Pre-Purchase / Home Buyer
- Rental Counseling
- Savings & Spending Plans
- Scam Prevention

Other Amenities: LCHA properties have green outdoor space/gardens, community rooms with kitchens, library space, free TV, onsite laundry rooms, reading materials and many programs offered on site to assist residents. LCHA has security surveillance systems and key fob entry.

Safety and Crime Prevention

LCHA has the opportunity to expand its Safety and Crime Prevention strategies by strategically utilizing its Capital Funds. We are in the process of contracting with our local sheriff's department to conduct safety patrols and increase their presence in our high traffic properties. This will include doing routine drive abouts and patrolling hallways as necessary. LCHA continues to add and upgrade its safety surveillance system.

VAWA: Lake County Housing Authority is committed to preserving the peaceful enjoyment of all communities. LCHA is cognizant of actions that may pose a threat related to domestic violence, dating violence or stalking. In compliance with the Violence Against Women Act and Justice Department Reauthorization Action of 2013 (VAWA), LCHA will not terminate the lease or evict victims of criminal activity related to their victimization.

Adhering to the Public Law 109-162, LCHA's policies safeguard against denial of program assistance for an applicant or participant [that] is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant otherwise qualifies for assistance or admission. This applies to all LCHA housing programs.

The Low-Income Public Housing program and the Section 8 Housing Choice Voucher program process enable LCHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by connecting families with local agencies and resources equipped with trained professionals able to

assist with their needs. LCHA refers families to A Safe Place (provider of services exclusively addressing domestic violence in Lake County, Illinois).

LCHA partners with A Safe Place and Lake County Crisis Center Treatment and Prevention of Domestic Violence Inc., by contracting 37 Project Based Vouchers to developments owned by A Safe Place. In addition, LCHA has specialized Family Unification Program (FUP) vouchers which assist displaced families, often of which are domestic violence victims.

LCHA complies with all notification requirements by displaying VAWA materials at all administrative sites along with its website. All adverse action taken [denials or terminations] are compliant with VAWA notification requirements as stated in 24 CFR 5.20059(a). LCHA exceeds this requirement by providing all applicants and program participants with information on social service agencies specializing in abuse. LCHA provides notification of the VAWA in all Section 8 recertification and briefing materials and all Low-Income Public Housing admission and recertification materials.

Asset Management

LCHA has an extensive listing of projects planned to preserve our Public Housing developments. Outside of the Section 18/Demolition and Disposition projects for AMP 4 & 5, LCHA will be focusing on major system replacements such as:

- Elevators replacement
- Full building plumbing replacement
- Roof replacement with Solar considerations
- Windows, siding, and tuck pointing
- Concrete replacement of patios and sidewalks
- Creating additional ADA compliant units

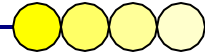
Please see our most recent capital fund project submission.

Substantial Deviation & Significant Amendment/Modification

See Attachment B.1.b.



Lake County Housing Authority
33928 North U.S. Highway 45
Grayslake, IL 60030



DEFINITION OF SUBSTANTIAL AMENDMENT AND
SIGNIFICANT AMENDMENT/MODIFICATION
FYB 10/01/2023 Fiscal Year 2024
5-YEAR & ANNUAL PLAN

STATEMENT OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT/MODIFICATION

In accordance with HUD regulations in 24 CFR 903.7(r) and 24 CFR 905.3, the Lake County Housing Authority (LCHA) has defined the basic criteria that will be used for determining:

Substantial deviation from its 5-Year Plan.

Significant amendment or modification to the 5-Year and Annual Plans; and

Significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan.

Amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the LCHA will require formal approval from the Board of Commissioners. Prior to implementing changes that meet such criteria, the LCHA will submit for HUD's approval a revised plan(s) that meets full public process requirements.

Criteria for defining "Substantial Deviation" from the 5-Year Plan

A change in federal law takes effect and, in the opinion of LCHA, it creates substantial obligations or administrative burdens beyond the programs under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree

All amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the LCHA

Criteria for defining "Significant Amendment or Modification" to the 5-Year and PHA Annual Plans

Changes to rent, admission and/or occupancy policies, or the organization of waiting lists that will impact more than 10% of applicants or households assisted under agency programs.

Criteria for defining "Significant Amendment or Modification" to the CFP 5-Year Action Plans

Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.

Addition of non-emergency work items not included in the current CFP Annual

Statement or CFP 5-Year Action plan that exceeds \$100,000.00.

Exceptions

Changes under the above definitions that are required due to HUD regulations, federal statutes, state, or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.

Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.

Discretionary or administrative amendments consistent with the LCHA's stated overall mission and objectives will not be considered substantial deviations or modifications.

In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.

B.2 – PLAN ELEMENTS – New Activities

IL056 Lake County Housing Authority [LCHA] intends to undertake the following new activities in the PHA’s current and upcoming FYB 10.1.2023.

Mixed Finance Modernization or Development.

Mixed Finance allows public housing authorities to combine HUD Capital Fund Program with other public, private, and non-profit sources to create public housing units in developments that also include private affordable housing units. LCHA provides decent and affordable housing in a safe and secure living environment for extremely low, low, and moderate-income residents throughout the jurisdiction of Lake County. To fulfill this mission, LCHA must preserve its aging housing portfolio through timely maintenance and modernization of its developments.

Demolition and/or Disposition.

LCHA’s repositioning plan:

Repositioning Assistance: In coordination with the U.S. Department of Housing and Urban Development, Strategic Plan 2018-2022, Lake County Housing Authority will continue to focus on resolutions to the struggles of the Lake County community to find affordable housing.

Lake County Housing Authority must move away from the policies and programs of the past and develop an innovative approach that is more responsive to the community; that anticipates the public housing essentials of the future while addressing current needs. In devising a strategic plan, LCHA will examine:

- Capital needs of property
- Cost to operate
- Future HUD funding potential
- Market demand
- Existing debt or other obligations

LCHA will facilitate the preservation, rehabilitation, or demolition of units by utilizing existing HUD provided tools:

- Rental Assistance Demonstration (RAD)
- Demolition & Disposition (Section 18)
- RAD/Section 18 Blends
- HUD’s Subject Matter Experts (SMEs)

By implementing the above, LCHA will deliver units that are in better physical condition and provide long-term availability of affordable housing and rental assistance in the local community.

Background: LCHA began this process with 496 units (based on 2018 RAD Rent table). The Lake County Housing Authority wants to explore options for converting its elderly/disabled development, consisting of 207 units. Additionally, the LCHA wants to know what choices under the options we have for two scattered-site properties,

totaling 61 single-family homes. *The Repositioning Panel advises that LCHA has several options to consider for its portfolio and could do them in different phases.*

First LCHA- Scattered Site units (161 single-family homes)

- Submit a Section 18 application under Scattered Sites if the units meet the definition of scattered sites. LCHA would have to demonstrate they are unable to maintain the units as public housing. The units must also be in non-contiguous buildings with four or fewer units. Additionally, the LCHA must have a relocation plan with the option for residents to remain using Project-Based Vouchers (PBVs) or Housing Choice Voucher (HCV).
- LCHA could dispose of the properties to a third-party entity under state law, including a non-profit, and could retain ownership or control. The options discussed during the call included:
 - Selling the property at Fair Market Value and use the proceeds to maintain other LCHA PH properties.
 - Disposing of the property below fair market (Commensurate public benefit. Use restriction required)
 - Creating a local Homeownership program under Section 32 (Exploring under AIM North Nonprofit).
- TPV s are available for all units occupied by assisted tenants within the previous 24-months at the HUD's Special Application Center (SAC) approval time.
 - Eligible to project-based 100% of property; however, families could request a voucher to move after one year.
 - LCHA has seven (7) over-income families that would not be eligible for Tenant Protection Voucher (TPV) under Section 18. LCHA would have to provide comparable housing for the seven families.
- Under this option, the Panel advised LCHA can submit one application for all the units at one time. If LCHA plans to dispose at different times, may consider putting properties in batches and submitting separate applications.

UPDATE: LCHA has begun the Section 18 process for the 161 Single-family homes and as of this submission have officially disposed of 22 with 7 in process and LCHA has received 24 TPV's thus far.

Second LCHA -Elderly /Disabled Properties (2 sites totaling 160 units)

- LCHA wants to explore options for a blended conversion for a mixed development.
- These properties would be strong Rental Assistance Demonstration (RAD) candidates.
- Additionally, the Panel advised LCHA they may want to consider submitting a Section 18 under the RAD/Section 18 blend if the units will be substantially rehabilitated without the use of 9% Low Income Housing Tax Credits. Substantially rehabilitated means hard construction costs over 60% of Housing Construction Costs (published by HUD).
- If eligible, SAC will approve the disposition of 25% of the project units under Section 18 and replace those units with Section 18 TPV s. If the properties are in an Opportunity Zone, they may qualify for the RAD \$100 PUM rent boost for a PBRA conversion.
- TPV s will be issued based on the occupancy of the public housing units being removed through Section 18 when the SAC application is approved. Those vouchers may be project-based. RAD units are not eligible for TPV s.

Remaining 175 Units

- If LCHA submits applications based on the LCHA one and LCHA two options, they would have 175 PH units remaining and consider submitting an application under Streamlined Voluntary Conversion (SVC) for the remainder of its inventory. Under SVC, conversion to PBV requires tenant consent. Tenants have the right to remain in their unit with the TPV, or take the TPV and rent in the private market, or accept a PBV and remain in the unit (must be in writing)
- LCHA could remove the remaining 175 units via the RAD/Section 18 Close-out Blend, where 125 units convert through RAD, and the last 50 units are converted through Section 18. The LCHA would project based the TPV s obtained for the 50 Section 18 units, and the LCHA would not need tenant consent.

Additional Takeaways:

- LCHA wants to continue assessing what options are best for the community and the families' needs before they consider selling units at fair market value or PBV.
- Only applications submitted through Section 18 are eligible for ARF and DDTF. RAD and Streamlined Voluntary Conversions are not eligible.
- Under RAD, LCHA can maintain PH reserves after conversion. Under Section 18 or SVC, LCHA has up until the transaction's closing to spend down any PH reserves. LCHA cannot use PH reserves to support any Section 8 projects.
- The LCHA is in the process of writing a Request for Proposal (RFP) for a (Physical Needs Assessment (PNA).

Next Steps:

- LCHA will have a PNA completed for its public housing properties (Sr. Buildings)
- LCHA will follow-up with the Chicago Field Office (FO) with any additional questions, comments, or concerns.

Designated Housing for Elderly and/or Disabled Families.

Re-submitted for renewal of Public Housing near elderly buildings.

Conversion of Public Housing to Tenant-Based Assistance.

LCHA has no required conversions, however LCHA will be evaluating Public Housing to Tenant Based Assistance conversion options as noted in the Demolition and Disposition section of this document and per the analysis of the Repositioning Panel consulted in LCHA's strategic plan.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

LCHA will be evaluating Public Housing to Tenant Based Assistance conversion options as noted in the Demolition and Disposition section of this document and per the analysis of the Repositioning Panel consulted in LCHA's strategic plan.

Occupancy by Over-Income Families.

If a Tenant's projected income at the time of annual reexamination or interim adjustment exceeds the income limit for continued occupancy (120 percent of Area Median Income, adjusted for family size) the LCHA will inform the Tenant that if their income continues to exceed this income limit at their annual reexamination for two more consecutive years the Tenant must move out of public housing in six months.

Occupancy by Police Officers.

LCHA continues to evaluate the safety needs of each development. Currently LCHA will be contracting with local law enforcement for dedicated security patrols. Should there be an escalation in crime or need for additional safety measures, LCHA will seek approval from HUD to allow a police officer to occupy specifically designated public housing units. LCHA will determine exact units based upon property, tenant attrition and specialized needs and will specify those units when seeking written approval from HUD. LCHA will enter a Memorandum of Understanding, or other form of contractual agreement, between PHA and Local Law Enforcement Agencies or Use Agreement specifying the terms and requirements of the officer residing in the designated unit.

Under 24 CFR 960.505, PHAs are required to provide the HUD Field Office with a statement indicating that occupancy by Police Officers is necessary to increase security for public housing residents. The terms and conditions of the Police Officer's tenancy must be included in the PHA Plan, along with a statement that such occupancy is needed to increase security for public housing residents.

As per the requirements, the unit will be used as a full-time dwelling unit, and a written lease will be executed for the unit. Units that house Police Officers who must actively provide security to (including patrolling) the development(s) as a condition of tenancy, may be eligible for full Operating Fund Grant. If the community conditions that created the need to house Police Officers in the development cease to exist, LCHA will make these units available to eligible program participants.

Non-Smoking Policies.

LCHA will be partnering with the Lake County Health Department [LCHD] to institute a smoking cessation program within all LCHA our public housing properties. LCHA will phase in the program beginning with our densest developments [Shiloh and Beach Haven]. Communication documents are under way [door hangers, postcards, and flyers] which will include a hotline number for non-smoking residents to call for support when they are affected by others smoke. This will result in the Health Department assisting LCHA to track smoking offenders and simultaneously offering cessation services to the offenders.

LCHD will provide onsite free smoking cessation classes to our residents. LCHD will work with property managers and the ROSS Coordinator to facilitate this program. LCHA adheres to HUD's Smoke-free policies in public housing (NOTICE: PIH-2012-25).

Project-Based Vouchers.

The PHA plans to exercise the MTW expansion to Project Base up to the lower of 50% of the total authorized units or 50% of the Budget Authority.

LCHA also plans to adopt and implement alternative competitive processing in awarding Project Base Vouchers as allowed in the MTW expansion. Developments that have been awarded funding through Low Income Housing Tax Credits, HOME funding, or CDBG funding will be accepted as an alternative to a Request for Proposal to Project Base a development.

LCHA has 539 current Project Based Vouchers with 63 in process as noted below:

Development	# of Vouchers	Status
A Safe Place I	17	HAP
A Safe Place II	20	HAP
Brookstone Coles Park	131	HAP
Colonial Park Apts.	60	HAP
Fairhaven Crossing	14	HAP
Library Lane	135	HAP
Regency Coles Park	48	HAP
Woodstone Apts.	59	HAP
Lake Front Sr Res	25	HAP
Tiffany Apts.	28	HAP
Lake Zurich	2	HAP
Mundelein Sr. Apts.	45	<i>Pending</i>
Beech Street Sr. Lofts	18	<i>Pending</i>
TOTAL PBV	539[+63] = 602	

Units with Approved Vacancies for Modernization.

Under 24 CFR 990.145, PHAs are eligible to receive Operating Fund grant funding for certain vacant public housing units that are under ACC. Each of these approved vacancies requires that the PHA request an approval Letter from the HUD Field Office. LCHA intends to seek HUD approval for units in its AMP 4 and AMP 5 that require significant modernization. LCHA intends to target ten (10) units where the unit is required to be vacant to accomplish the modernization (i.e., renovating the kitchen/bathroom where it would leave the tenant without either facility would require the unit to be vacant or address any health hazards). LCHA will list specific units within its request for approval. Units will be selected and or approval will be requested based on tenant attrition and priority of unit needs.

This modernization work will be accomplished using both Capital and Operating Funds. Upon completion of all modernization work, that required the unit to be vacant, even if additional modernization work continues, LCHA will either re-occupy the unit by an eligible family or place the unit in Vacant status. Modernization plans can be referenced in our most recent HUD approved Capital Fund submission.

C – Other Documents and/or Certification Requirements

C.1 – Resident Advisory Board (RAB) Comments

Meetings in progress – Information Forth Coming

C.2 – Certification by State or Local Officials

Signed form to be completed.

C.3 – Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan

Signed form to be completed upon board approval of plan.

C.4 – Challenged Elements

Any challenged elements received regarding the PHA activities listed in this draft document shall be included considered and included upon the board approval of the plan.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Brenda 'OConnell, the Community Development Administrator
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
 year 2024 of the Lake County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
 Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Lake County, IL

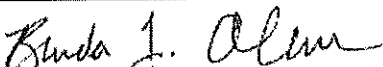
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
 State Consolidated Plan.

In conjunction with the goals of the Lake County Board's 2020-2024 Strategic Plan and its Housing and
 Community Development Consolidated Plan, the Lake County Housing Authority continues to work
 towards "Building Healthy, Inclusive & Resilient Communities." Currently in Lake County there is a great
 need for additional affordable housing units, modernization of existing units and re-investment in
 underserved areas.

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

Name of Authorized Official: Brenda 'OConnell	Title: Community Development Administrator
Signature: 	Date: 7/17/2023

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. This information is collected to
 ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2023, in connection with the submission of the Plan and implementation thereof: 10/01/2023

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Lake
PHA Name

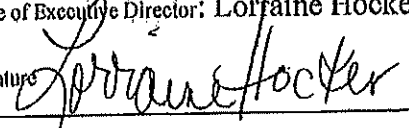
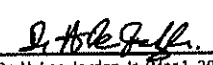
IL056

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2023 - 2027

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

Name of Executive Director: <u>Lorraine Hocker</u>		Name Board Chairman: <u>Dr. H. Lee Jordan</u>	
Signature: 	Date: <u>02/28/2023</u>	Signature: 	Date: <u>Mar 1, 2023</u>
		Dr. H. Lee Jordan Jr. (Mar 1, 2023 12:53 CST)	

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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PHA Name : Housing Authority Of The County Of Lake, Il.

PHA Code : IL056

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 10/1/2023

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

Our short-term goal is to decrease the number of voucher holders living in low-income areas by increasing landlord participation in opportunity areas. With an increase in supply of rental units for families to choose from, the choices of where to live will increase. As families gain housing in opportunity areas with better schools and lower crime, they might be able to achieve better economical choices and in turn become self-sufficient. The opportunity areas will be changed slightly and will now be defined by HUD's deconcentrating initiatives where the property is located in a census tract that is considered low poverty. Our long-term goal is to reduce Housing Assistance Payments as the families achieve better opportunities for employment. A new goal is to increase the number of Project Base units in areas with low poverty rates which will also give families more choices of rental units.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Plan to Implement in the Submission Year
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Plan to Implement in the Submission Year
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Housing Authority Of The County Of Lake, IL. Plans to Implement in the Submission Year or Is Currently Implementing

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>Vacancy Loss activity is to incentivize a landlord's continued participation in the HCV program. The vacancy loss would be limited to one month's rent in between HCV tenants.</p> <p>This activity is likely to be effective in LCHA's market as successful landlords in opportunity areas will realize the benefit of receiving rental income during a unit turnover. By continuing their participation in the HCV rental subsidy program and renting to another HCV family, they will minimize their downtime and expense to relet.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies to all family types</p>
<p>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.</p> <p>Tenant-based units located in opportunity areas will be able to participate in the Vacancy Loss Activity. Opportunity areas will be defined by HUD's deconcentrating initiatives where the property is located in a census tract where less than 10% of the residents live below the poverty level as determined by the most recent US census data.</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>As of this date, there have been three vacancy payments made to landlords. This is the initial year of MTW activity, and the belief is that the staff has started to create goodwill towards current landlords as well as new landlords in opportunity areas.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for</p>

example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?

Certain types of units only

What is the maximum payment that can be made to a landlord under this policy?

One month's rent

How many payments were issued under this policy in the most recently completed PHA fiscal year?

3

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$5,534

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The other Landlord Incentive Activity is giving one month's rent to new landlords who execute a HAP Contract with an HCV family in an opportunity area. This activity will attract new landlords to the HCV program. It is marketed to new landlords in conjunction with additional services from the Housing Counseling program and the Family Self-Sufficiency program. The goal is to help more landlords understand the program better, and in turn, increase the number of landlords that are more likely to rent to an HCV family.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This is the first year of the MTW activity and LCHA has accomplished partnering with 20 new landlords in opportunity areas. A landlord liaison was hired to continue outreach for new landlords and educate those with possible interest in renting to HCV families.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

What is the maximum payment that can be made to a landlord under this policy?

One month's rent

How many payments were issued under this policy in the most recently completed PHA fiscal year?

20

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$36,662

9.a. - Increase PBV Program Cap (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Increase PBV Program Cap up to the lower of 50% of the authorized units or 50% of the budget authority. The goal is to project base units in census tracts with a poverty rate of 20% or less, favoring projects that provide supportive housing to persons with disabilities or to the elderly.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This is a new MTW Activity and its implementation is due to the need of available units in opportunity areas.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

What percentage of total authorized HCV units will be authorized for project-basing?

50.00%

9.d. - Alternative PBV Selection Process (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Implement new Project Base developments using an Alternative Selection Process. Alternative competitive processing of Low-Income Housing Tax Credits, HOME funding, or CDBG funding will be accepted as an alternative to a Request for Proposal to Project Base a development. Many of the efforts are duplicated when developers are committed to serving low-income families. Accepting an alternative competitive process will help decrease time in developing more units for families.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on

what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This is a new MTW Activity, and the change will help increase available units to families.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No Safe Harbor Waivers are being requested.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No Agency-Specific Waivers are being requested.</p>
E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers?</p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2022	\$309,099	\$309,099	\$0	2026-09-30
2023	\$394,529	\$0	\$394,529	2027-09-30

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	
	49%-30% Area Median Income	
	Below 30% Area Median Income	
	Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	0
2 Person	0
3 Person	0
4 Person	0
5 Person	0
6+ Person	0
Totals	0

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.
Yes - This table lists evaluations of Housing Authority Of The County Of Lake, Il.'s MTW activities, including the names of evaluators and available reports	

Table I.1 - Evaluations of MTW Policies

Title and short description	Evaluator name and contact information	Time period	Reports available
Landlord Incentives Evaluation to determine the most effective strategies to increase landlord participation in the Housing Choice Voucher program.	Naganika Sanga, PhD naganika_sanga@abtassoc.com Social Science Research Monitoring Eval Associate Social and Economic Policy Division Abt Associates O: +1 301.347.5027 http://abtassociates.com	10/01/2022 - 9/30/25	Tracking records of landlords who receive incentive and vacancy payments.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (10/01/2023), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Lake County Housing Authority

IL056

MTW PHA NAME

MTW PHA NUMBER/HA CODE

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

Lorraine Hocker

Secretary/Treasurer

NAME OF AUTHORIZED OFFICIAL

TITLE

Lorraine Hocker

07/17/2023

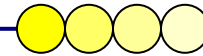
SIGNATURE

DATE

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*



Lake County Housing Authority
33928 North U.S. Highway 45
Grayslake, IL 60030



Public Hearing Meeting Summary

June 14, 2023 at 1 p.m.

To receive comment on the proposed changes to Lake County Housing Authority's Annual PHA Plan for Fiscal Year 2024

Public access to this meeting was available as follows:

Join in person at
33928 North US Highway 45
Grayslake, IL 60030

or via Zoom at <https://us02web.zoom.us/j/81411524087>
Meeting ID: 814 1152 4087
or telephone 312-626-6799

The Public Hearing for the Housing Authority of the County of Lake, Illinois, was held, June 14, 2023, at 1:00 p.m. for the purpose of receiving public comment/questions on the proposed FY 2024 Annual PHA Plan.

Comments were accepted via email to Onavarro@lakecountyha.org or by US mail to Ofelia Navarro, 33928 North US Highway 45, Grayslake, IL 60030 or by leaving a voice mail message at (847) 223-1170 ext. 2320. Comments received by 12:00 noon on 6/14/2023 were to be read at the appropriate time during the meeting. No comments were received.

Ms. Navarro explained all proposed revisions are available for public review and comment for a forty-five (45) day period from April 19, 2023 and will be through June 14, 2023. They have been posted in all offices and were made available upon request. The summaries and plans are also available on our website. (www.lakecountyha.org)

A Resident Advisory Board Meeting for the Housing Authority of the County of Lake, Illinois, was held to receive resident input to the draft FY 2024 Annual PHA Plan April 26, 2023, at 3:00 p.m. by teleconference pursuant to executive order 2023-06 signed by Governor Pritzker and guidance provided by legal counsel. Public access to this meeting was available as follows: via Zoom at <https://us02web.zoom.us/j/89051160421?pwd=bEs5UVRheHNIUIRTVGpWU3d4T2s1Zz09> Meeting ID: 890 5116 0421, Passcode: 122942; or dial by your location +1 312 626 6799 US (Metro Chicago).

Copies of the proposed Plans can be obtained on our website at www.lakecountyha.org/administrative-plan-policies or by calling (847) 223-1170 ext. 2500.

Lake County Housing Authority published notices¹ in a newspaper of local circulation informing the public that the information is available for review and inspection, and that a public hearing will take place on June 14, 2023, at 1:00 p.m. Public access to this meeting was available as follows:

<https://us02web.zoom.us/j/81411524087>, Meeting ID: 814 1152 4087; or telephone 312-626-6799.

Physically present at 33928 North US Highway 45, Grayslake, IL on 6/14/23:

LCHA Deputy Director, Ofelia Navarro
LCHA Executive Director/CEO, Lorraine Hocker
LCHA Executive Assistant, Katrina Gofron-Ellison
LCHA Property Disposition Coordinator, Derek Eovaldi
LCHA Director of FSS & Special Programs, Heidi Semenek
Consultant, Corinne Jordan

Members of the Public: None.

PUBLIC HEARING

Deputy Director Ofelia Navarro called the session to order at 1:07 p.m.

WELCOME & INTRODUCTION

Ms. Navarro welcomed everyone and introduced LCHA staff. At 1:07 p.m. she noted no members of the public were present and announced the meeting would remain open for to allow for late arrivals.

PURPOSE OF THE PUBLIC HEARING

The purpose of the Public Hearing is to accept comment from members of the public on the proposed FY 2023 Annual PHA Plan.

AVAILABILITY AND POSTING OF MATERIALS

Ms. Navarro explained all proposed plans have been available for public review and comment for a forty-five (45) day period from April 19, 2023 through June 14, 2023. The plans are available on our website (www.lakecountyha.org) or provided upon request.

RECAP OF NEXT STEPS BY OFELIA NAVARRO

On June 26, 2023, the proposed plans will be presented to the Board of Commissioners for approval. If approved, the proposed plans are then forwarded to HUD. If all levels of review are approved, implementation of the plans is scheduled for October 1, 2023.

QUESTIONS AND/OR COMMENTS

Deputy Director Navarro invited any other comment or questions.

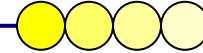
ADJOURNMENT

¹ Published *Daily Herald* 4/28/23, 5/03/23, 5/10/23, 5/17/23, 5/22/23, 5/29/23 & 6/08/23.

Ms. Navarro thanked everyone for their participation. Ms. Navarro adjourned the session at 1:12 p.m.



Lake County Housing Authority
33928 North U.S. Highway 45
Grayslake, IL 60030



Resident Advisory Board Meeting Summary

April 26, 2023 at 3 p.m.

To receive comment on the proposed changes to Lake County Housing Authority's
PHA Plan for Fiscal Year 2024

Pursuant to executive order 2023-06 signed by Governor Pritzker and guidance provided by legal counsel, the Lake County Housing Authority conducted all of this Resident Advisory Board meeting by use of telephonic means without allowing a physical presence. Public access to this meeting was available as follows:

via Zoom at

<https://us02web.zoom.us/j/89051160421?pwd=bEs5UVRheHNIUIRTVGpWU3d4T2s1Zz09>

Meeting ID: 890 5116 0421

Passcode: 122942

or

Dial by your location

+1 312 626 6799 US (Metro Chicago)

The Resident Advisory Board Meeting for the Housing Authority of the County of Lake, Illinois, was held, April 26, 2023 at 3:00 p.m. for the purpose of receiving resident comment/questions on the Draft PHA Plan for Fiscal Year 2024.

Physically present at 33928 North US Highway 45, Grayslake, IL:

Lorraine Hocker, Executive Director/CEO

Ofelia Navarro, Deputy Director

Corinne Jordan, Contractor

Valerie Rogers, Executive Secretary

Katrina Gofron-Ellison, Executive Assistant

Resident Advisory Board Members:

Mrs. Mariam Jackson

Mr. Jackson

Ms. Elida Brooks

RESIDENT ADVISORY BOARD MEETING

Materials were posted to the Lake County Housing Authority website (www.lakecountyha.org) and made available to any non-attending parties requesting them.

Deputy Director Ofelia Navarro called the session to order at 3:05 p.m.

WELCOME & INTRODUCTION

Ms. Navarro welcomed everyone, introduced herself, and LCHA staff introduced themselves.

PURPOSE OF THE RAB MEETING

Each year HUD requires the Housing Authority of the County of Lake, IL to develop a Five-Year and Annual Agency Plan with input from its residents, program participants and partners in the community at large. The plan includes a description of housing needs, programs, policies and a section relating to capital expenditures. The purpose of the RAB Meeting is to accept comments from program participants on the proposed changes to Draft PHA Plan for Fiscal Year 2024.

REVIEW OF THE PROPOSED CHANGES

- Housing Choice Voucher Administrative Plan
 - If lease between a landlord and tenant continues on a yearly basis the landlord will need to request an increase before the lease renews. If the lease continues on a monthly basis landlords will be allowed one increase per year.
 - Applicants are given 120 days initially to find a unit. LCHA is proposing a limit for extensions to be 90 days or three 30-day extensions.

- Admissions and Continued Occupancy Policy (ACOP) – Public Housing
 - Description of visitor vs. guest
 - Adding definitions of covered person, visitor, and guest.
 - Overnight guests and visitors are permitted if they register with the public housing manager. Registration allows LCHA to do a criminal history on adult guests who stay overnight.
 - Broader definition of family to be more inclusive
 - Public housing for over-income tenants – if a tenants projected income at the time of annual reexamination or interim adjustment exceeds the income limit for continued occupancy (120 percent of Area Median Income, adjusted for family size) the LCHA will inform the tenant that if their income continues to exceed the limit for two more consecutive years the tenant must move out of public housing in six months.
 - HUD increased the net family asset threshold for using imputed interest from \$5,000 to \$50,000 to encourage tenants to have more savings.
 - For individuals over 62 or disabled the allowance given has increased from \$400 to \$525.
 - HUD established restrictions on net family assets not to exceed \$100,000 and/or if you own any property suitable for residence in order to be admitted to or continue occupancy in public housing.

- Moving To Work
 - LCHA initiated the landlord incentive program that gives landlords bonuses for renting to Housing Choice Voucher (HCV) families in opportunity areas and offers a bonus for vacancy loss if the unit is rented to another HCV family.
 - The original opportunity areas were defined by the same method used by the State of Illinois. LCHA is removing that method and utilizing HUD's de-concentration initiative where the property is eligible if located in a census tract where less than 10% of the residents live below poverty.
 - The maximum amount of time in between HCV family leases will be 120 days in order to receive the vacancy loss bonus.

- One of the MTW demonstration program options allows for a PHA to Project Base units up to the lower of 50% of the authorized units or up to 50% of the budget authority. LCHA plans on increasing the Project Base program as defined above.
- The option of using an Alternative Selection Process to award Project Base vouchers will be used and will include those developments that were awarded Low Income Housing Tax Credits, HOME funding, or CDBG funding.
- Demolition and Disposition of Public Housing Properties
 - LCHA currently has 141 scattered site homes. Through Section 18 application under Scattered Sites, LCHA is able to sell the homes to individuals in the private sector and/or other social service affordable housing entities to maintain and preserve the housing as affordable housing which means the tenant can stay in the home or move to a different location. Tenants are issued a Tenant Protection Voucher (TPV) as long as they meet the eligibility requirements for housing assistance. In most cases, the families have been able to stay in the home.
 - LCHA plans to apply to HUD for approval of 14 homes to be considered on May 1 and an additional 8 homes on June 1, 2023.

PUBLIC QUESTIONS AND/OR COMMENTS

A resident asked for clarification regarding the timeline of when the aforementioned 22 homes are to be sold. Mrs. Hocker explained that the application process with HUD will begin in May and June for those homes, but the approval process can take up to six months and then if/when they are approved a 90 day notice will be sent and meetings will be held with the families.

RECAP OF NEXT STEPS BY OFELIA NAVARRO

Ms. Navarro explained all proposed revisions are available for public review and comment for a forty-five (45) day period from April 26, 2023, and will be through June 14, 2023. They have been posted in all offices and were made available upon request. The summaries and plans are also available on our website (www.lakecountyha.org).

LCHA will then review all comments for possible incorporation.

A Public Hearing will be held June 14, 2023, at 10:00 a.m. to receive comments from the public.

On July 6, 2023, the proposed changes will be presented to the Board of Commissioners for approval. If approved, the proposed changes are then forwarded to HUD for approval.

If all levels of review are approved, implementation of the changes is scheduled for October 1, 2023.

ADJOURNMENT

Ms. Navarro thanked everyone for their participation. Ms. Navarro adjourned the session at 3:34 p.m.

ADDITIONAL PUBLIC QUESTIONS AND/OR COMMENTS

Ms. Navarro received an additional question/comment from Mr. Jackson following the close of the meeting. Mr. Jackson called to express his interest in purchasing the public housing unit where he and Mrs. Jackson currently live. Ms. Navarro explained that there is no guarantee it will be sold as LCHA

RAB Meeting

4/26/23

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needs to go through the Section 18 process that includes the HUD approval process. Ms. Navarro recommended he begin by going through LCHA's first time homebuyers' program and provided him with the information for registration.

RESOLUTION 2023-39

**APPROVING AND AUTHORIZING THE SUBMISSION OF
THE FY 2024 ANNUAL PHA PLAN**

WHEREAS, the United States Housing Act of 1937 as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the requirement for submission of 5-Year and Annual PHA Plans by all PHAs administering the Public Housing and/or Housing Choice Voucher (HCV) programs; and

WHEREAS, pursuant to 24 CFR 903, the Housing Authority of the County of Lake (LCHA) is required to submit a PHA Annual Plan; and

WHEREAS, LCHA has been determined to be a *Standard Performing* PHA under the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) as of the last annual assessment of the PHA before the submission of the Five-Year or Annual Plans and therefore required to submit an Standard Performing Annual Plan; and

WHEREAS, the attached FY 2024 Annual PHA Plan has been drafted in consultation with the Authority's Resident Advisory Board; and

WHEREAS, the requisite public notices and hearings have been given and held; and


WHEREAS, the Executive Director/Chief Executive Officer has prepared said plans as attached, and requests that the Board of Commissioners of the Housing Authority of the County of Lake approve and authorize submission to the US Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Submission of the PHA FY 2024 Annual Plan to the U.S. Department of Housing and Urban Development as presented; and

BE IT FURTHER RESOLVED that the Chairman is authorized and directed to sign the PHA Certifications of Compliance with the PHA Plans and Related Regulation Board Resolution to accompany the PHA Plan.

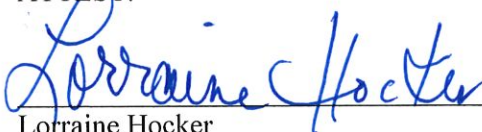
(See Exhibits 22, 23)

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 26th day of June 2023.



Dr. H. Lee Jordan, Jr.
Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:



Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Part I: Summary						
PHA Name: Housing Authority of the County of Lake, IL.		Grant Type and Number Capital Fund Program Grant No. IL01P05650123 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$394,528.75				
3	1408 Management Improvement	\$50,000.00				
4	1410 Administration	\$157,811.50				
5	1480 General Capital Activity	\$975,774.75				
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report

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

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

(4) RHF funds shall be include here

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Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,578,115.00			

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<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director /S/ MATT36	Date 07/19/2023	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lake, IL.		Grant Type and Number Capital Fund Program Grant No. IL01P05650123 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Administration (Administration (1410)) Description : Salaries and Benefits for Low Rent AMP Staff All AMPs	1410		\$157,811.50				
Not associated with any specific development	Operations (Operations (1406)) Description : Low Rent operations and other expenditures All AMPs	1406		\$394,528.75				
Not associated with any specific development	Management Improvements (Management Improvement (1408)) Description : Staff training and technical assistance on programs, policies, procedures and system improvements for all AMPs. Security improvements at all AMPs including security cameras, lighting, fencing, and access control systems.	1408		\$50,000.00				

PH Non-passenger vehicles

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000002 - SCATTERED SITES	System Upgrades (Non-Dwelling Construction - Mechanical (1480)) Description : System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.	1480		\$50,000.00				
IL056000002 - SCATTERED SITES	Site Improvements (Dwelling Unit-Site Work (1480)) Description : 1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches	1480		\$20,000.00				
IL056000003 - BEACH HAVEN TOWER	Site Improvements (Dwelling Unit-Site Work (1480)) Description : 1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches	1480		\$20,000.00				

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Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lake, IL.		Grant Type and Number Capital Fund Program Grant No. IL01P05650123 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000004 - SCATTERED SITES	Site Improvements (Dwelling Unit-Site Work (1480)) Description : 1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches	1480		\$20,000.00				
IL056000005 - SCATTERED SITES	Site Improvements (Dwelling Unit-Site Work (1480)) Description : 1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches	1480		\$20,000.00				
IL056000002 - SCATTERED SITES	Vacant Unit Turnaround (Dwelling Unit-Interior (1480)) Description : Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs	1480		\$40,000.00				

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				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000002 - SCATTERED SITES	Exterior Modifications (Dwelling Unit- Exterior (1480)) Description : Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement	1480		\$65,500.00				
IL056000003 - BEACH HAVEN TOWER	Exterior Modifications (Dwelling Unit- Exterior (1480)) Description : Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement	1480		\$117,757.86				
IL056000004 - SCATTERED SITES	Exterior Modifications (Dwelling Unit- Exterior (1480)) Description : Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement	1480		\$50,000.00				

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IL056000005 - SCATTERED SITES	Exterior Modifications (Dwelling Unit- Exterior (1480)) Description : Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement	1480		\$50,000.00				
IL056000002 - SCATTERED SITES	Interior Modifications (Dwelling Unit- Interior (1480)) Description : Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.	1480		\$34,824.24				
IL056000003 - BEACH HAVEN TOWER	Interior Modifications (Dwelling Unit- Interior (1480)) Description : Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.	1480		\$34,824.23				

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IL056000004 - SCATTERED SITES	Interior Modifications (Dwelling Unit-Interior (1480)) Description : Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.	1480		\$25,000.00				
IL056000005 - SCATTERED SITES	Interior Modifications (Dwelling Unit-Interior (1480)) Description : Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.	1480		\$25,000.00				
IL056000002 - SCATTERED SITES	System Upgrades (Non-Dwelling Construction - Mechanical (1480)) Description : System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.	1480		\$25,000.00				

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IL056000004 - SCATTERED SITES	System Upgrades (Non-Dwelling Construction - Mechanical (1480)) Description : System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.	1480		\$10,000.00				
IL056000005 - SCATTERED SITES	System Upgrades (Non-Dwelling Construction - Mechanical (1480)) Description : System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.	1480		\$10,000.00				

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				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000002 - SCATTERED SITES	Non Dwelling (Non-Dwelling Exterior (1480),Non-Dwelling Interior (1480)) Description : Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.	1480		\$10,000.00				
IL056000003 - BEACH HAVEN TOWER	Non Dwelling (Non-Dwelling Exterior (1480),Non-Dwelling Interior (1480)) Description : Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.	1480		\$12,868.42				
IL056000004 - SCATTERED SITES	Non Dwelling (Non-Dwelling Exterior (1480),Non-Dwelling Interior (1480)) Description : Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.	1480		\$10,000.00				

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Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Housing Authority of the County of Lake, IL.		Capital Fund Program Grant No. IL01P05650123 Replacement Housing Factor Grant No. CFFP(Yes/No):						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
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IL056000005 - SCATTERED SITES	Non Dwelling (Non-Dwelling Exterior (1480),Non-Dwelling Interior (1480)) Description : Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.	1480		\$10,000.00				
IL056000002 - SCATTERED SITES	Appliances (Dwelling Unit-Interior (1480),Non-Dwelling Equipment-Expendable/Non-Expendable (1480)) Description : Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units	1480		\$20,000.00				
IL056000003 - BEACH HAVEN TOWER	Appliances (Dwelling Unit-Interior (1480)) Description : Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units Beach Haven Millview & Orchard manor Kuester Manor	1480		\$20,000.00				

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				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000004 - SCATTERED SITES	Appliances (Dwelling Unit-Interior (1480)) Description : Refrigerators and Stoves being replaced in Low rent public housing up to 94 West Scattered Site Single Family Homes	1480		\$20,000.00				
IL056000005 - SCATTERED SITES	Appliances (Dwelling Unit-Interior (1480)) Description : Refrigerators and Stoves being replaced in Low rent public housing up to 67 West Scattered Site Single Family Homes	1480		\$20,000.00				
Not associated with any specific development	Legal (Contract Administration (1480)) Description : Fees and Costs Attorney and correspondence with clients public housing buildings and units All AMPs	1480		\$10,000.00				

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IL056000002 - SCATTERED SITES	Relocation (Contract Administration (1480)) Description : Relocation expenses due to converting PH units to RAD	1480		\$20,000.00				
IL056000003 - BEACH HAVEN TOWER	Relocation (Contract Administration (1480)) Description : Relocation expenses due to converting PH units to RAD	1480		\$20,000.00				
IL056000002 - SCATTERED SITES	RAD Conversion (Contract Administration (1480)) Description : Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.	1480		\$20,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
IL056000003 - BEACH HAVEN TOWER	RAD Conversion (Contract Administration (1480)) Description : Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.	1480		\$20,000.00				
	Total:			\$1,578,115.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the County of Lake, IL.				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ⁽¹⁾
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/10/2023

Approved By: LADIAS, ELENY

Part I: Summary						
PHA Name : Housing Authority of the County of Lake, IL.		Locality (City/County & State)				
PHA Number: IL056		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$612,340.25	\$612,340.25	\$612,339.75	\$612,340.25	
	SCATTERED SITES (IL056000002)	\$305,324.24	\$265,000.00	\$257,500.00	\$305,324.24	
	BEACH HAVEN TOWER (IL056000003)	\$310,450.51	\$260,000.00	\$272,500.00	\$270,450.51	
	SCATTERED SITES (IL056000004)	\$175,000.00	\$220,000.00	\$216,203.41	\$175,000.00	
	SCATTERED SITES (IL056000005)	\$175,000.00	\$220,774.75	\$219,571.84	\$215,000.00	

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$612,340.25
ID0227	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and Benefits for Low Rent AMP Staff All AMPs		\$157,811.50
ID0231	Operations(Operations (1406))	Low Rent operations and other expenditures All AMPs		\$394,528.75
ID0235	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training and technical assistance on programs, policies, procedures and system improvements for all AMPs. Security improvements at all AMPs including security cameras, lighting, fencing, and access control systems. PH Non-passenger vehicles		\$50,000.00
ID0379	Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Costs Attorney and correspondence with clients public housing buildings and units All AMPs		\$10,000.00
	SCATTERED SITES (IL056000002)			\$305,324.24

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0277	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.			\$50,000.00
ID0298	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches			\$20,000.00
ID0310	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs			\$40,000.00
ID0322	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement			\$65,500.00
ID0334	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.			\$34,824.24
ID0346	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.			\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor			
ID0358	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0370	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units		\$20,000.00
ID0383	Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0389	RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$20,000.00
	BEACH HAVEN TOWER (IL056000003)			\$310,450.51

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0299	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0311	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0323	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$117,757.86
ID0335	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$34,824.23
ID0347	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$25,000.00
ID0359	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$12,868.42

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)			
ID0371	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units Beach Haven Millview & Orchard manor Kuester Manor		\$20,000.00
ID0384	Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0390	RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$20,000.00
	SCATTERED SITES (IL056000004)			\$175,000.00
ID0300	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Other)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0312	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0324	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$50,000.00
ID0336	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0348	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$10,000.00
ID0360	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0372	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 94 West Scattered Site Single Family Homes		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (IL056000005)			\$175,000.00
ID0301	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0313	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0325	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$50,000.00
ID0337	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0349	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0361	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0373	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 67 West Scattered Site Single Family Homes		\$20,000.00
	Subtotal of Estimated Cost			\$1,578,115.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$612,340.25
ID0232	Operations(Operations (1406))	Low Rent operations and other expenditures All AMPs		\$394,528.75
ID0236	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training and technical assistance on programs, policies, procedures and system improvements for all AMPs. Security improvements at all AMPs including security cameras, lighting, fencing, and access control systems. PH Non-passenger vehicles		\$50,000.00
ID0380	Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Costs Attorney and correspondence with clients public housing buildings and units All AMPs		\$10,000.00
ID0394	Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and Benefits for Low Rent AMP Staff All AMPs		\$157,811.50
	SCATTERED SITES (IL056000002)			\$265,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0302	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$25,000.00
ID0314	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00
ID0326	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$95,000.00
ID0338	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0350	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0362	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)			
ID0374	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units		\$20,000.00
ID0385	Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$15,000.00
ID0391	RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$10,000.00
	BEACH HAVEN TOWER (IL056000003)			\$260,000.00
ID0303	Site Improvements(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$25,000.00
ID0315	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0327	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$85,000.00
ID0339	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0351	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0363	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$20,000.00
ID0375	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units Beach Haven Millview & Orchard manor Kuester Manor		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0386	Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0392	RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$10,000.00
	SCATTERED SITES (IL056000004)			\$220,000.00
ID0304	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$25,000.00
ID0316	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00
ID0328	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$70,000.00
ID0340	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tubs and Showers)			
ID0352	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0364	Non Dwelling(Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0376	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 94 West Scattered Site Single Family Homes		\$30,000.00
	SCATTERED SITES (IL056000005)			\$220,774.75

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0305	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$25,000.00
ID0317	Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,774.75
ID0329	Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$70,000.00
ID0353	System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0365	Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0377	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 67 West Scattered Site Single Family Homes		\$30,000.00
ID0433	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
	Subtotal of Estimated Cost			\$1,578,115.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (IL056000005)			\$219,571.84
ID0341	Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$33,368.42
ID0401	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$27,500.00
ID0405	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00
ID0410	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$63,703.42
ID0419	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0423	Copy of Non Dwelling(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0427	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 67 West Scattered Site Single Family Homes		\$30,000.00
	AUTHORITY-WIDE (NAWASD)			\$612,339.75
ID0397	Copy of Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training and technical assistance on programs, policies, procedures and system improvements for all AMPs. Security improvements at all AMPs including security cameras, lighting, fencing, and access control systems. PH Non-passenger vehicles		\$50,000.00
ID0428	Copy of Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Costs Attorney and correspondence with clients public housing buildings and units All AMPs		\$10,000.00
ID0434	Copy of Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries and Benefits for Low Rent AMP Staff All AMPs		\$157,811.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0435	Copy of Operations(Operations (1406))	Low Rent operations and other expenditures All AMPs		\$394,528.75
	SCATTERED SITES (IL056000002)			\$257,500.00
ID0398	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$27,500.00
ID0402	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00
ID0407	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$95,000.00
ID0411	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0415	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0420	Copy of Non Dwelling(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$20,000.00
ID0424	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units		\$20,000.00
ID0429	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$15,000.00
	BEACH HAVEN TOWER (IL056000003)			\$272,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0399	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$27,500.00
ID0403	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00
ID0408	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Decks and Patios)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$85,000.00
ID0412	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0416	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0417	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0421	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$20,000.00
ID0425	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units Beach Haven Millview & Orchard manor Kuester Manor		\$20,000.00
ID0430	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
	SCATTERED SITES (IL056000004)			\$216,203.41
ID0400	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$27,500.00
ID0404	Copy of Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0409	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$63,703.41
ID0413	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$30,000.00
ID0418	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$20,000.00
ID0422	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0426	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 94 West Scattered Site Single Family Homes		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,578,115.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$612,340.25
ID0437	Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries and Benefits for Low Rent AMP Staff All AMPs		\$157,811.50
ID0438	Copy of Operations(Operations (1406))	Low Rent operations and other expenditures All AMPs		\$394,528.75
ID0439	Copy of Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Staff training and technical assistance on programs, policies, procedures and system improvements for all AMPs. Security improvements at all AMPs including security cameras, lighting, fencing, and access control systems. PH Non-passenger vehicles		\$50,000.00
ID0470	Copy of Legal(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and Costs Attorney and correspondence with clients public housing buildings and units All AMPs		\$10,000.00
	SCATTERED SITES (IL056000002)			\$305,324.24

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0440	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$50,000.00
ID0441	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0445	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0449	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$65,500.00
ID0453	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$34,824.24
ID0457	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)			
ID0462	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0466	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units		\$20,000.00
ID0472	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0473	Copy of RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$20,000.00
	BEACH HAVEN TOWER (IL056000003)			\$270,450.51

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0442	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0450	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Decks and Patios)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$117,757.86
ID0454	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$34,824.23
ID0458	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$25,000.00
ID0463	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$12,868.42

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0467	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves and RangeHoods being replaced in Low rent public housing Units Beach Haven Millview & Orchard manor Kuester Manor		\$20,000.00
ID0474	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation expenses due to converting PH units to RAD		\$20,000.00
ID0475	Copy of RAD Conversion(Contract Administration (1480)-Other Fees and Costs)	Professional fees including cost of PCA, survey, title work, legal fees, associated with RAD conversion.		\$20,000.00
	SCATTERED SITES (IL056000004)			\$175,000.00
ID0443	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0447	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0451	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Decks and Patios)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0455	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0460	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$10,000.00
ID0464	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0468	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 94 West Scattered Site Single Family Homes		\$20,000.00
	SCATTERED SITES (IL056000005)			\$215,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0444	Copy of Site Improvements(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	1) Concrete, asphalt, seal coating 2) Removing trees and providing landscaping 3) Signage, fencing, and benches		\$20,000.00
ID0446	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0448	Copy of Vacant Unit Turnaround(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Vacant Unit Turnaround and Vacancy Reduction repair work for Low Rent public housing buildings includes flooring replacement, painting, appliances, cabinets, cleaning, interior repairs		\$40,000.00
ID0452	Copy of Exterior Modifications(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Decks and Patios)	Exterior Building Modifications including siding, roofs, gutters, tuck pointing, exterior doors, foundation, landings/railings, and roof replacement		\$50,000.00
ID0456	Copy of Interior Modifications(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Interior Modifications including floors, plumbing, electrical, cabinetry, doors, cyclical painting, fixtures, and windows.		\$25,000.00
ID0461	Copy of System Upgrades(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling	System Upgrades/Maintenance including furnaces, water heaters, boilers, HVAC, and energy upgrades.		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Construction - Mechanical (1480)-Trash Compactor)			
ID0465	Copy of Non Dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	Non Dwelling Structures for Low rent public housing buildings including lighting, common areas, painting, cleaning, plumbing,mailboxes, office space, furniture, equipment etc.		\$10,000.00
ID0469	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Refrigerators and Stoves being replaced in Low rent public housing up to 67 West Scattered Site Single Family Homes		\$20,000.00
	Subtotal of Estimated Cost			\$1,578,115.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$157,811.50
Operations(Operations (1406))	\$394,528.75
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Subtotal of Estimated Cost	\$612,340.25

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$394,528.75
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$157,811.50
Subtotal of Estimated Cost	\$612,340.25

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Copy of Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Copy of Legal(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Copy of Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$157,811.00
Copy of Operations(Operations (1406))	\$394,528.75
Subtotal of Estimated Cost	\$612,339.75

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Other)	\$157,811.50
Copy of Operations(Operations (1406))	\$394,528.75
Copy of Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$50,000.00
Copy of Legal(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$612,340.25