



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director, Community Development Services

DATE: December 10, 2009

SUBJECT: A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF CONSISTENCY FOR THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY FIVE-YEAR PLAN FOR FY 2010-2014, AND THE ANNUAL PLAN FOR FY 2010

Description

The Housing Authority of Champaign County (HACC) has submitted its Five-Year Plan for FY 2010-2014 and Annual Plan for FY 2010 to the City for review and comment. On the agenda of the December 14, 2009 meeting of the Urbana City Council Committee of the Whole is a Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan for FY 2010-2014, and the Annual Plan for Fiscal Year 2010.

Although HUD no longer requires submittal of the Certification of Consistency with the Five-Year Plan, the HACC is required to have the Certification on file for local review. The HACC has requested the City of Urbana provide a Certification of Consistency by January 18, 2010 in order to have it on file by the time the Plan is submitted to HUD.

The Draft Plan was available for public review and comments beginning on October 20, 2009. The period for written public comments ended at 12:00 noon on December 9, 2009, and the oral public comment period ended on December 10, 2009 at 1:00 p.m. The Draft Plan was included in on the agenda of the November 24, 2009 Urbana Community Development Commission for review and recommendation to Council. A website link to the CDC meeting information, including all agenda items, was send to the Mayor and Council members via email on December 1, 2009.

Issue

The issue is whether the Urbana City Council should approve the Resolution.

Discussion

The Housing Authority of Champaign County (HACC) annually requests the Certification of Consistency with the City of Urbana and Urbana HOME Consortium Consolidated Plan. On October 20, 2009, the City of Urbana received the HACC draft plan (attached) for the upcoming five-year period from FY 2010 through FY 2014.

The Department of Housing and Urban Development has significantly changed the required format and structure of the Five-Year Plan. A breakdown of the Plan layout is as follows:

- Overall general goals and objectives for the HACC in the upcoming five-year period are detailed in Attachment 5.2, (pages 1-2);
- Attachment 6.0 provides the Plan Elements;
- Attachment 7.0 provides an overview of the activities related to Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs and Project Based Vouchers;
- Attachment 8.1 details the Capital Fund Program Annual Statement/Performance and Evaluation Report;
- Attachment 9 provides the Housing Needs data and information
- Attachment 9.1 provides HACC's Strategy for Addressing Housing Needs;
- Attachments 10 and 11 provide Additional Information and required Certifications.
- 6.0 PHA Plan Update is not required to be submitted to HUD as part of the plan but is provided for information on any revisions since the 2009 Annual Plan submission.

The plan was reviewed by City staff for consistency with the City of Urbana and Urbana HOME Consortium Consolidated Plan FY 2005-2009. (The FY 2010-2014 Consolidated Plan is currently in the process of being developed and will be submitted to HUD for approval in May of 2010.) Following is information that highlights activities included in the proposed HACC's Five-Year Plan that relate to the Consolidated Plan:

5.2 FY 2005-2009 Five-Year Plan Accomplishments The report on HACC's progress in meeting goals and objectives for the previous 5-Year plan begins on Attachment 5.2, page 3. Accomplishments noted in the Plan pertaining to the City of Urbana or which are HACC-wide include:

- HACC improved its public housing management – The PHAS scores increased from 85 (Standard Performer) in 2004 to 90 (High Performer) in 2009.
- Improved voucher management score from 85 (Standard Performer) in 2004 to 100 (High Performer) in 2009.
- Improved customer satisfaction and perception of safety by meeting regularly with tenants, Resident Advisory Boards, and Law enforcement officials.
- Acquired Hayes Homes at 402 E. High Street, Urbana to provide an additional six (6) public housing units (February, 2008);

- Conducted repairs to Steer Place in Urbana (installed new fence, membrane roof, rooftop ventilation equipment, an emergency generator and replaced windows);
- Conducted repairs to Dunbar Court in Urbana (installed triple track storm windows, replaced/repairs sidewalks to remove tripping hazards and standing water);
- Demolished Lakeside Terrace (in preparation of redevelopment of the site into Crystal View Townhomes);
- Worked to educate landlords regarding Section 8 and to attract new landlords into the Section 8 program;
- Contracted with Champaign County Regional Planning Commission to provide money management classes and other services needed to aid participating residents in gaining self-sufficiency;
- Provided or attracted supportive services to increase independence for the elderly or families with disabilities;
- Replaced door hardware with ADA compliant lever-style handles
- Ensured accessibility to housing for persons with various disabilities by installing proximity card readers (eliminates need for a key) to actuate door locks and power openers at public and common entrances.

7.0 Redevelopment Activities The Plan indicates that the HACC intends to seek consultant proposals to write a HOPE VI grant application during FY 2010. Activities financed from Hope VI would include:

“(a) The Authority hopes to redevelop Dunbar Court (IL006000002, Buildings 1-6) 26 units...” (Attachment 7.0, p. 1)

In addition, the Plan states that as part of the redevelopment, the units at Dunbar Court would be demolished:

“(b) The only demolition the Authority will be requesting are the units slated for redevelopment in 7.0 (a)” (Attachment 7.0, p. 1)

The foregoing statements address the following Public Housing Strategy of the City’s Consolidated Plan:

Public Housing Strategy: Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities. (p. 65)

Public Housing Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition and redevelopment of any other Public Housing units. (p. 65)

Demolition and redevelopment of Dunbar Court is an important step for the HACC to take in updating its housing stock in Urbana. Dunbar Court is a public housing complex that was built in

1950. There are 26 units in Dunbar Court and due to the age and style of construction, the complex is functionally obsolete. The HACC's most recent physical needs assessment (conducted in 2008), indicated that \$2,408,000 worth of improvements are needed at Dunbar Court. Because the property last appraised value was \$175,000, the best course would be for the HACC to demolish the existing buildings and redevelop the site into more modern housing units.

Project-based vouchers are being provided as part of the development of Crystal View Townhomes project:

“20 project-based vouchers are attached to the Crystal View Townhomes, the former Lakeside Terrace (IL006000004, Buildings 16-37) site.” (Attachment 7.0, p. 3)

This complies with the City's 2004 Lakeside Terrace Redevelopment Plan and addresses the following Public Housing Strategy of the City's Consolidated Plan:

Public Housing Strategy: Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance (p. 65).

9.1 Strategy for Addressing Housing Needs Attachment 9.1 of the Plan provides the HACC's Strategy for Addressing Housing Needs. For each need stated, the Plan articulates the strategies that the HACC will undertake to address the needs.

1) The strategies included on page 1 of Attachment 9.1 to address the need of *“Shortage of Affordable Housing for all eligible populations”* include:

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

Strategy 2: Increase Affordable Housing Units...”

The strategies included on page 1 of Attachment 9.1 to address the need of *“Families at or below 30% of median”* include:

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

- *Exceed HUD federal targeting requirements for families at or below 30% of MFI in public housing*
- *Exceed HUD federal targeting requirements for families at or below 30% of MFI in tenant-based section 8 assistance*
- *Adopt rent policies to support and encourage work”*

These strategies are consistent with the following strategy included in City's Consolidated Plan:

Public Housing Strategy: Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households.... (p. 65)

- 2) The strategy included on page 2 of Attachment 9.1 to address the need of “Specific Family Type: The Elderly” include:

“Strategy 1: Target available assistance to the elderly

- *Seek designation of public housing for the elderly*
- *Apply for special purpose vouchers targeted to the elderly, should they become available”*

This strategy is consistent with the following strategy included in City’s Consolidated Plan:

Strategies to Address Barriers to Affordable Housing: Address issues faced by certain special populations such as seniors... (p. 68)

- 3) The strategies included on page 2 of Attachment 9.1 to address the need of “Specific Family Type: Families with Disabilities” include:

“Strategy 1: Target available assistance to Families with Disabilities.

- *Apply for special purpose vouchers targeted to families with disabilities, should they become available*
- *Affirmatively marked to local non-profit agencies that assist families with disabilities*

This strategy is consistent with the following strategy included in City’s Consolidated Plan:

Strategies to Address Barriers to Affordable Housing: Provide assistance for affordable permanent housing for persons with targeted disabilities. (p. 68)

PHA Plan Update. This section of the Plan is not part of the required submission to HUD but is required to be placed on file and made available for review. Changes have been made (from projected to actual for 2009) to the budgets (p. 7), number of units under PHA management (p. 11), and Self-Sufficiency Services and Programs (p. 15). Other changes in 2009 include: Revised the PHA Management Structure (p. 10), “Removed Scattered Sites (IL006000002, Buildings 7-22) from the list of developments most affected by crime prevention activities (p. 17), and update of the Violence Against Women Policy (p. 27).

Another item of note in this section is the fact that the HACC did not change the list of steps (the same list as previously approved by Council) that the Housing Authority took to ensure consistency with the Urbana Home Consortium and City of Urbana Consolidated Plan:

1. *Improve the quality of the housing stock: The HACC will undertake several projects using its Capital Funds, which will improve the quality of public housing.*
2. *Provide Homeownership opportunities: The HACC has implemented its Section 8 Homeownership program that will provide opportunities for Section 8 residents to become first-time homeowners.*
3. *Redevelopment of Lakeside Terrace (IL06000004) into a mixed-income community; and replacement of the demolished units with a combination of new on-site units, scattered site units, and Section 8 rent subsidies. At least 80% of the number of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children, irrespective of their income.(p. 58)*

The items conform to the following strategies in the Consolidated Plan:

Public Housing Strategy: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units. (p. 65)

Activity: The City of Urbana will assist in developing a plan, which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to replace the demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies. At least 80% of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children, irrespective of their income (p. 65).

This also complies with the City's 2004 Lakeside Terrace Redevelopment Plan.

5) Additional Comments

In reviewing the HACC Five-Year Plan for FY 2010-2014 and Annual Plan for FY 2010, staff noted the following information and data referenced in the Plan:

Attachment 7.0

"Currently there is one participant in the Section -8 Homeownership Program. The goal for 2010 is to increase that number." (p.2)

Increasing the number of participants would be a positive step for this program.

At its November 24, 2009 meeting, the Urbana Community Development Commission reviewed the Draft Plan and voted unanimously to forward the resolution authorizing execution of the Certification of Consistency to the Urbana City Council with a recommendation for approval. Since this meeting, Attachment 11 of the Plan has been updated to include written comments made during the written public comment period, which ended 12:00 noon on December 9, 2009.

Fiscal Impacts

The City of Urbana expended \$40,000 of CDBG funds in FY 2002-2003 for predevelopment costs associated with the redevelopment of Lakeside Terrace. Over multiple years, the City has allocated \$100,000 in CDBG funding for infrastructure development and \$127,908 in City of Urbana HOME entitlement funds to the development. In February 2009, an Amendment to multiple Annual Action Plans reprogrammed \$276,004 in Community Housing Development Organization (CHDO) reserve HOME funds and \$52,000 in Champaign County HOME entitlement funding, providing an additional \$328,004 to the project. The City has also waived building and erosion control permit fees totaling \$44,024 for the Crystal View Townhomes project. The value of City and Consortium expenditures, commitments, and waived fees to date is **\$639,936**.

No other City funds have been committed to strategies outlined in the HACC FY 2010 Annual Plan. If the HOPE VI grant application is successful for Dunbar Court, the HACC would likely look to the City for support of the redevelopment of the complex.

Options

1. Approve the Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan for FY 2010-2014 and the Annual Plan for FY 2010.
2. Approve the Resolution with changes.
3. Do not approve the Resolution.

Recommendations

The Housing Authority of Champaign County proposed activities for FY 2010 are consistent with the City of Urbana's Consolidated Plan.

The Urbana Community Development Commission and staff recommend that the Urbana City Council approve the Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan for FY 2010-2014 and the Annual Plan for Fiscal Year 2010.

Memorandum Prepared By:

John A. Schneider, Manager
Grants Management Division

Attachments:

1. A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan for FY 2010-2014, and the Annual Plan for FY 2010
2. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
3. Housing Authority of Champaign County Five-Year Plan for FY 2010-2014 and Annual Plan for Fiscal Year 2010
4. Housing Authority of Champaign County - 6.0 PHA PLAN UPDATE

Copy: Edward Bland, Executive Director, Housing Authority of Champaign County

RESOLUTION NO. 2009-12-038R

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATION OF CONSISTENCY FOR THE HOUSING AUTHORITY OF CHAMPAIGN COUNTY FIVE-YEAR PLAN FY 2010-2014, AND THE ANNUAL PLAN FY 2010

WHEREAS, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; and

WHEREAS, on May 6, 2005 the Urbana City Council adopted the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2005-2009*; and

WHEREAS, the U.S. Department of Housing and Urban Development, Office of Public and Indian Housing Notice: PIH-99-33 (HA) requires that state or local government certification of consistency must be made by the appropriate state or local officials that the PHA Plan is consistent with the Consolidated Plan; and

WHEREAS, the Urbana Community Development Services staff reviewed the *Housing Authority of Champaign County's Five-Year Plan FY 2010-2014* and the *Annual Plan for Fiscal Year 2010* and found the Plan to be consistent with the *URBANA HOME CONSORTIUM AND CITY OF URBANA CONSOLIDATED PLAN FOR PROGRAM YEARS 2005-2009*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That HUD form 50077-SL Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan, in substantially the form attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Mayor is hereby designated as the authorized representative of the City of Urbana and the Urbana HOME Consortium to

execute HUD form 50077-SL Certification by State or Local Officials of PHA
Plans Consistency with the Consolidated Plan.

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Laurel Lunt Prussing, Mayor

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, _____ the _____ certify that the Five Year and
Annual PHA Plan of the _____ is consistent with the Consolidated Plan of
_____ prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

PHA 5-Year and Annual Plan

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

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

1.0	PHA Information PHA Name: <u>Housing Authority of Champaign County</u> PHA Code: <u>IL-06</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>443</u> Number of HCV units: <u>1358</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To provide a quality living environment as a foundation for individuals to achieve their full potential				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment 5.2				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See Attachment 6.0				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See Attachment 7.0				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment 8.1				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment 8.2				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. The HACC has no plans to pledge Capital or Replacement Housing Factor Funds to repay debt incurred to finance capital improvements in FY 2010.				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment 9.0</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment 9.1</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment 5.2, Goals and Objectives</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See Attachment 10.0</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>See Attachment 11.0</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>See Attachment 11.0</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>See Attachment 11.0</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>See Attachment 11.0</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>Not Applicable</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>See Attachment 11.0</p> <p>(g) Challenged Elements</p> <p>See Attachment 11.0</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>See Attachment 8.1</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>See Attachment 8.2</p>

5.2 Goals and Objectives.

Goals and Objectives for PHA 5-Year Plan 2010-2014

Goal: Expand the supply of assisted housing

Objectives:

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

Goal: Improve the quality of assisted housing

Objectives:

- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Acquire land to be used for future public housing development and/or to sell later to finance public housing development and/or replacement

Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Increase participation in voucher homeownership program
- Conduct quarterly homeownership outreach sessions to voucher holders
- Convert public housing to vouchers

Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Conduct quarterly FSS outreach efforts to voucher holders to increase family participation
- Provide or attract supportive services to improve assistance recipients' employability

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Report on Progress on Meeting the Goals and Objectives for PHA 5-Year Plan 2005-2009

Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers – The HACC applied for Family Reunification Vouchers, but was unsuccessful.
- Reduce public housing vacancies - The HACC's Vacant Unit Turnaround Time in 2004 was 149.89 days, in 2009, it was 18.84 days.
- Leverage private or other public funds to create additional housing opportunities - The HACC received \$200,000 in grant funding from the Federal Home Loan Bank in 2009 to upgrade kitchens in Steer Place (IL006000002, Building 23).
- Acquire or build units or developments - The HACC acquired Hayes Homes (IL006000002, Building 24), 6 units of public housing, in February 2008. The Authority has been selected by the Illinois Housing Development Authority to purchase Urban Park Place, 24 units of future public housing, and is in the process of purchasing four parcels of land on which to develop public housing.

Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management – The HACC's PHAS scores increased from 85 (Standard Performer) in 2004 to 90 (High Performer) in 2009. These were the direct result of the increase in occupancy rate from 85.07% in 2004 to 99.71 % in 2009 and the reduction in average unit turnaround time from 149.89 days in 2004 to 18.84 days in 2009.
- Improve voucher management – The HACC's SEMAP score increased from 85 (Standard Performer) in 2004 to 100 (High Performer) in 2009.
- Increase customer satisfaction – The HACC holds regular tenant meetings and meet with the Resident Advisory Board (RAB) monthly to disseminate information and receive feedback from the residents. The Authority created a website in 2009.
- Concentrate on efforts to improve specific management functions:
 1. Vacant Unit Turnaround – The HACC's Vacant Unit Turnaround Time in 2004 was 149.89 days; in 2009, it was 18.84 days.
 2. Perception of Safety – HACC staff meets regularly with law enforcement agencies, evicts families that participate in criminal activity, do criminal background checks on every potential resident and employee, encourages residents to attend Board of Commissioners meetings and provide TIP cards to residents so they can report criminal activity anonymously.

3. Maintenance & Repair – The HACC assigned maintenance staff to specific locations which has increased efficiency, hired an answering service to take after hours emergency calls and sends surveys to 10% of the residents that had work done in their apartment as a check of quality control.
 4. Neighborhood Appearance – Installed black aluminum decorative fence around Steer Place (IL006000002, Building 23) and Washington Square (IL006000003, Building 10) and cleared invasive vegetation along the fence lines at Joann Dorsey Family Homes (IL006000001, Buildings 1-14) and installed a new fence. HACC staff meet quarterly with City of Champaign, City of Urbana and Village of Rantoul staff to work together to improve neighborhoods.
- Renovate or modernize public housing units – The following is an overview of projects undertaken by the Housing Authority of Champaign County to improve the quality of the Authority’s assisted housing.

Joann Dorsey Family Homes (IL006000001, Buildings 1-14):

At Joann Dorsey Family Homes two units were combined to create a community center which includes a large meeting room, kitchen, accessible restrooms and computer lab. Overgrown vegetation was cleared for the installation of a new security fence.

Dunbar Court (IL006000002, Buildings 1-6)

At Dunbar Court the Housing authority installed triple track storm windows and replaced or repaired sidewalks to remove tripping hazards and standing water.

Columbia Place (IL006000003, Buildings 1 & 2)

At Columbia Place additional wall and attic insulation was installed and parking areas were resurfaced and striped.

Skelton Place (IL006000001, Building 15)

At Skelton Place common area carpeting and original tile were replaced with non-skid flooring in the lobby area and vinyl composition tiles in the common halls, laundry and community room. This project also included removal of asbestos containing tiles and adhesives. The new tile was patterned in a more contemporary design to update the appearance of the halls and also to enhance the hall lighting providing better visibility. The Authority replaced the emergency power generator which was sized to allow operation of the heating system, elevators and emergency lighting during a power outage. A roof mounted system providing ventilation for the common halls was also replaced.

Youman Place (IL006000003, Buildings 3-8)

At Youman Place sidewalks, concrete patios and paved parking were replaced in a project that eliminated curbs and other barriers and made the entire site, not just common areas, accessible. Patios were raised making all units visitable.

Scattered Sites (IL006000002, Buildings-7-22)

At the Scattered Sites the Authority replaced all windows with high quality insulated double hung units and installed Energy Star rated furnaces and water heaters. Structural stabilization of floor beams was also included. Another project at Scattered Sites was the connection of the basement sump systems to the City storm drain system eliminating the surface discharge of water collected in the sump. The Authority replaced kitchen cabinets in half of the Scattered Sites.

Oscar Steer Place (IL006000002, Building 23)

At Oscar Steer Place the Authority has installed a membrane roof, replaced rooftop ventilation equipment, replaced windows, installed a black aluminum decorative fence and an emergency generator. Currently the Authority is repairing masonry and starting a kitchen renovation project.

Washington Square Apartments (IL006000003, Buildings 9-10)

The Authority replaced kitchen cabinets with the addition of range hoods and under cabinet lighting. This site also received an emergency generator and decorative security fencing along with additional exterior lighting.

Housing Authority-Wide

At our three high rise buildings a proximity card entry system was installed along with power door openers. At all communities stoves and refrigerators were replaced.

The Housing Authority has also replaced door hardware and locks on all units except for those at Skelton Place. The new locks include a restricted keyway system making it extremely difficult, if not impossible, for additional keys to be put into circulation without the knowledge of the Housing Authority.

- Demolish or dispose of obsolete public housing – Lakeside Terrace (IL006000004, Buildings 16-37), 99 units of public housing, was demolished in 2006.
- Provide replacement public housing – The HACC acquired Hayes Homes (IL006000002, Building 24), 6 units of public housing, in February 2008 and has been selected by the Illinois Housing Development Authority to purchase Urban Park Place, 24 units of future public housing and is under contract to purchase four parcels of land on which to development future public housing.

- Provide replacement vouchers – The HACC received 99 replacement vouchers for the former residents of Lakeside Terrace (IL006000004, Buildings 16-37).
- Acquire land to be used for future public housing development and/or to sell later to finance public housing development and/or replacement – The HACC is under contract to purchase four parcels of land on which to development future public housing.

Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling – The HACC encourages families to move into mixed-income neighborhoods.
- Conduct outreach efforts to potential voucher landlords – The HACC conducts bi-annual landlord briefings to bring new landlords into the Section 8 program and educate all landlords on any new requirements.
- Increase voucher payment standards – Ongoing
- Implement (Increase) participation in voucher homeownership program – Although the HACC has had some success with graduating participants from the voucher homeownership program, because of staff changes, the program is down to one participant at present.
- Convert public housing to vouchers – No activity

Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments – No activity
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments – Every community consists of working and non-working families.
- Implement public housing security improvements – The HACC has increased communication with police and tenants, inspected common area lighting more frequently and solicited police officers from local police departments to live in public housing.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) – Made and withdrew application to designate the following properties elderly and disabled. Before the HACC can be successful in designating developments, the Authority must develop more options for participants who are not elderly or disabled.
 1. Columbia Place (IL006000003, Buildings 61 & 62)

2. Hayes Homes (IL006000002, Building 24)
3. Steer Place (IL006000002, Building 23)
4. Youman Place (IL006000003, Buildings 3-8)
5. Washington Square (IL006000003, Building 10)

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

Objectives:

- Increase the number and percentage of employed persons in assisted families – The HACC applied for and received a ROSS (Resident Opportunities and Self-Sufficiency) grant to use with our residents in the family sites. We were not successful in increasing the number of employed persons because of the downturn in the economy.
- Provide or attract supportive services to improve assistance recipients' employability – Through its ROSS (Resident Opportunities and Self-Sufficiency) grant, the HACC has contracted with the Champaign County Regional Planning Commission to provide money management classes and on an individual basis any other services necessary to aid participating residents in obtaining self-sufficiency.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities – The HACC has formed relationship with Cumberland Associates, Family Service of Champaign County and PACE (Persons Assuming Control of their Environment) to provide supportive services to increase the independence of our elderly and disabled residents. The service provided most often is housekeeping, but other services offered include money management classes, counseling, food pantry referrals, meals on wheels, home care, meal planning and preparation, laundry, shopping and assisted transportation, well-being checks, social contact phone calls, senior volunteer opportunities and senior advocacy.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and/or disability – The HACC reverted back to using date and time of applications to prioritize them for processing. There was too much room for error in applying various preferences.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and/or disability – No Activity
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required – At Skelton Place, Oscar Steer Place and Washington Square the Housing Authority has replaced keyed common entry doors with proximity card readers that actuate door locks and power openers at the public entrances and entry doors from exterior common areas. The proximity card system eliminates the

need for a key to open common entry doors. Residents can actuate the door systems by merely holding the card near the card reader.

At Youman Place the Authority replaced concrete sidewalks, patios and parking areas. During this process sidewalk widths were increased over the entire site providing the required passing width on the longer runs. Unit patios were raised to eliminate the elevation change at the entry doors making all units visitable. Parking surfaces were poured flush with the new sidewalks thereby eliminating the need for ramps and curb cuts.

At the Columbia Place development space adjacent to an alley was surfaced to provide parking and an accessible ramp and curb cut were installed.

ADA compliant cabinetry was installed in nine units at the Washington Square development during a kitchen renovation project.

Agency-wide door hardware was replaced with ADA compliant lever style latch handles and deadbolt hardware.

The Housing Authority will be adding four ADA compliant units at the Oscar Steer Place. This project is currently in the design stage.

6.0 PHA Plan Update

(a) PHA Plan Elements revised since the last Annual Plan submission

All changes to the PHA Plan Elements since the last Annual Plan submission are listed below under their corresponding **PHA Plan Elements**.

(b) Plan Locations where the public may obtain copies of the 5-Year and Annual PHA Plan

Housing Authority of Champaign County
Administration Building
205 W. Park Avenue
Champaign, IL 61820

City of Champaign
Neighborhood Services Department
102 N. Neil Street
Champaign, IL 61820

Champaign County
Brookens Building
1776 E. Washington Avenue
Urbana, IL 61801

Housing Authority of Champaign County
Joann Dorsey Family Homes
1100 Dorsey Drive
Champaign, IL 61821

Housing Authority of Champaign County
Website
www.hacc.net

Village of Rantoul
Municipal Building
333 S. Tanner
Rantoul, IL 61866

Ms. Olivia Brown
President
Resident Advisory Board
1202 E. Harding Drive, Apt. 301
Urbana, IL 61801

Housing Authority of Champaign County
Skelton Place
302 S. Second Street
Champaign, IL 61820

Ms. Jennie Sheffield
Tenant Council President
Skelton Place
302 S. Second Street, Apt. 605
Champaign, IL 61821

Housing Authority of Champaign County
Steer Place
1202 E. Harding Drive
Urbana, IL 61801

City of Urbana
Community Development
400 S. Vine Street
Urbana, IL 61801

Housing Authority of Champaign County
Washington Square
108 W. Washington Street
Champaign, IL 61820

Mr. Larry Tuttle
Tenant Council President
Washington Square Tenant Council
108 W. Washington Street, Apt. 305
Champaign, IL 61820

PHA Plan Elements:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

The HACC verifies eligibility for admission to public housing when families are number 20 or less on the waiting list.

2. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$1,363,923	Public Housing Administrative Expenses
b) Public Housing Capital Fund (IL06 CFP 501-09)	\$736,778	Capital Improvements
c) Replacement Housing Factor (IL06 R006 501-09)	\$298,121	Public Housing Replacement
d) Public Housing Capital Fund Recovery Grants (IL06S006501-09)	\$1,426,734	Capital Improvements
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,867,613	Section 8 HAP & Administrative Expenses
f) Annual Contributions for Section 8 Tenant-Based Assistance – NRA	\$1,800,000	Section 8 HAP
g) Resident Opportunity and Self-Sufficiency Grants	\$80,000	Resident Service
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
IL06 CFP-501-08	\$600,434	Capital Improvements
3. Public Housing Dwelling Rental Income		
	\$550,000	Public Housing Administrative Expenses
4. Other income (list below)		
Investment Income	\$60,000	Other
Laundry/Vending Commissions	\$9,000	Other
4. Non-federal Sources (list below)		
	0	
Total resources	\$14,792,603	

3. Rent Determination.

No changes since the 2009 submittal

4. Operation and Management.

No changes since the 2009 submittal

5. Grievance Procedures.

Not required to be submitted in 2010

6. Designated Housing for Elderly and Disabled Families.

No changes since the 2009 submittal

7. Community Service and Self-Sufficiency.

Community Service Plan is not required to be submitted in 2010

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self Sufficiency	13	Waiting List	HACC Admin. Office	Both
Credit Counseling	13	Waiting List	Champaign County Regional Planning Commission	Both
Job Training	13	Waiting List	Champaign Consortium	Both

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 11/03/08)
Public Housing	N/A	0
Section 8	N/A	13

8. Safety and Crime Prevention.

Removed Scattered Sites (IL006000002, Buildings 7-22) from the list of developments most affected by crime prevention activities

9. Pets.

No changes in the 2009 submittal

10. Civil Rights Certification.

No changes since the 2009 submittal

11. Fiscal Year Audit.

No changes since the 2009 submittal

12. Asset Management.

No changes since the 2009 submittal

13. Violence Against Women Act (VAWA)

Since the 2009 submittal the HACC has replaced its VAWA policy with the following:

An incident or incidents or actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of such violence.

The Housing Authority of Champaign County may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking of family members or others without terminating the assistance or evicting victimized lawful occupants.

The Housing Authority of Champaign County may honor court orders regarding the rights of access or control of the property, including civil protection orders, and other orders issued to protect the victim even where such orders neglected to address the distribution or possession of property among household members where the family breaks up.

There is no limitation on the ability of the Housing Authority of Champaign County to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking other than the victim may not be subject to a more demanding standard than non-victims.

There is no prohibition on the Housing Authority of Champaign County to evict a victim of domestic violence if it can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) tenancy is not terminated.

Any protection provided by law which gives greater protection to the victim is not superseded by these provisions.

The Housing Authority of Champaign County may require certification by the victim of the victim's status on such forms as the Housing Authority of Champaign County and/or HUD shall prescribe or approve.

VAWA Definitions

While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act (VAWA), the same definitions of domestic violence, dating violence and stalking and of immediate family member are provided in Title VI, Sections 606 and 607. The definition of stalking as provided in Title VI is specific to the housing provisions such as:

1. **Domestic Violence** - The term domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
2. **Dating Violence** - The term dating violence means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim and where the existence of such a relationship shall be determined based on a consideration of the following factors: (1) the length of the relationship, (2) the type of relationship and (3) the frequency of interaction between the persons involved in the relationship.
3. **Stalking** – The term stalking means-to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate another person and to place under surveillance with the intent to kill, injure, harass or intimidate another person and in the course of, or as a result of such following, pursuit, surveillance or repeatedly committed acts to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to that person, a member of the immediate family of that person or the spouse or intimate partner of that person.

4. **Immediate Family Member** – The term immediate family member means a spouse, parent, brother, sister, son, daughter, an individual to whom one stands in loco parentis or any other person living in the household and related by blood or marriage.

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

(a) Hope VI or Mixed Finance Modernization or Development.

The Housing Authority of Champaign County will seek proposals from consultants to write a Hope VI grant application during FY 2010.

The Authority hopes to redevelop Joann Dorsey Family Homes (IL006000001, Buildings 1-14), 67 units; Dunbar Court (IL006000002, Buildings 1-6), 26 units; and Scattered Sites (IL006000002, Buildings 7-22) 16 units. Also, the Authority currently has under contract the purchase of four parcels of land to develop into public housing. The Authority will include in the application building 17 units of public housing on these parcels; some will be accessible and all will be visitable.

(b) Demolition and/or Disposition.

The only demolition the Authority will be requesting are the units slated for redevelopment in 7.0 (a).

(1)

Project No.	Unit Count	1 BR	2 BR	3 BR	4 BR	5 BR	Accessibility Features
IL006000002, Bldgs. 1-6	26	4	10	8	4		None
IL006000001, Bldgs. 1-14	67	8	27	24	8		3 of the 1-BR units have ramps, an accessible bathroom and lower kitchen cabinets
IL006000002, Bldgs. 7-22	16					16	1 Unit has a ramp, one accessible bathroom and lower kitchen cabinets

(2) The date of the planned submission is September 2010 with demolition slated for 2011.

(c) Conversion of Public Housing.

- (1) The Authority has no plans to convert public housing units to Section 8 tenant-based assistance in 2010.
- (2) In October 2005, the HACC evaluated the family public housing developments located in Champaign County (excluding Burch Village and Lakeside Terrace due to approved demolition plans):

Dorsey Family Homes (IL006000001, Buildings 1-14)
Dunbar Court (IL006000002, Buildings 1-6)
Scattered Sites (IL006000002, Buildings 7-22)

These sites were evaluated using a cost benefit analysis to determine if the HACC should continue to provide these units as public housing compared to issuing Section-8 tenant-based assistance (vouchers) to the existing residents. The following items were considered: (1) Each development's operation and (2) The implications of converting the public housing to tenant-based assistance. The HACC concluded that at this time conversion of these family public housing units would be appropriate because removal of the developments would meet the necessary conditions for voluntary conversion for the following reasons: (1) It would principally benefit the residents of the public housing developments to be converted and (2) It would not adversely affect the availability of affordable housing in the community.

- (3) Not Applicable

(d) Homeownership.

The Authority does not administer a homeownership program for public housing residents.

Currently there is one participant in the Section-8 Homeownership Program. The goal for 2010 is to increase that number.

(e) Project-based Vouchers.

The Authority currently administers project-based vouchers in conjunction with mixed-financed development of two former public housing sites. There

are 13 project-based vouchers attached to Douglass Square the former BurchVillage (IL006000004, Buildings 1-15) site and 20 project-based vouchers attached to Crystal View Townhomes, the former Lakeside Terrace (IL006000004, Buildings 16-37) site.

There are no plans to convert public housing units to project-based vouchers at this time.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

Scanned copies of form HUD-50075.1 signed by the Executive Director for each current and open CFP grant follow.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P00650107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	5,000	38,203.22	38,203.22		
3	1408 Management Improvements	10,000	10,000	10,000	2,500	
4	1410 Administration (may not exceed 10% of line 21)	92,867	92,867	92,867	92,867	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	75,000	64,768.37	64,768.37	42,639.28	
8	1440 Site Acquisition					
9	1450 Site Improvement	100,000	182,553.13	182,553.13	171,921.95	
10	1460 Dwelling Structures	545,000	534,475.28	496,534.28	173,076.22	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	40,000				
13	1475 Non-dwelling Equipment	55,000				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

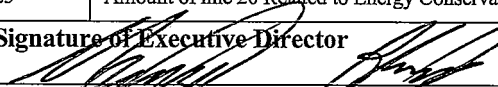

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P00650107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	5,803	5,803			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	928,670	928,670	884,926	483,004.45	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		10-19-09				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650107 CFPP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dorsey Homes IL06-1								
	Exterior Soffit Renovation	1460		20,000	5,000			
	Roof Replacement	1460		50,000	5,000			
	Perimeter Fencing	1450		0	62,524	62,524	62,524	
Burch Village IL06-2	Approved for Demolition							
Lakeside Terrace IL06-4	Approved for Demolition							
Dunbar Court IL06-5	Landscape Materials	1450		0	0			
Columbia Place IL06-6	Kitchen Cabinet Replacement	1460		25,000	5,000			
Skelton Place IL06-7	Perimeter Fencing	1450		40,000	0			
Youman Place IL06-8	Replace Sidewalks and Patios CFP09-2	1450			72,956.91	72,956.91	72,956.91	
	ADA upgrade for parking CFP09-9	1450		0	47,072.72	47,072.72	42,365	
Scattered Sites IL06-9	Replace furnaces, water heaters and windows CFP09-2	1460	275,000	275,000	279,475.28	279,475.28	173,076.72	

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 II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650107 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Steer Place IL06-12	Replace Kitchen Cabinets	1460		175,000	15,000			
	Upgrade Phone System	1465		0	0			
	Masonry Repairs	1460		0	225,000	217,059		
Washington Square IL06-13	None							
Admin building	Replace Boiler	1470		40,000	0			
PHA Wide	New computers	1475		25,000	0			
	New Vehicle	1475		30,000	0			
Operations		1406		5,000	38,203.22	38,203.22		
Management Improvements		1408		10,000	10,000	10,000	2,500	
Administration		1410		92,867	92,867	92,867	92,867	
Fees and Costs	A&E and associated fees	1430		75,000	64,738.67		42,639.28	
	Direct costs (in house site inspections)	1430				3,819.32	3,819.32	
	Scattered/Dunbar/Youman Reno ML-29	1430				5,850	1,271	
	Steer Lintel investigation ML-32	1430				7,821.96	7,821.96	
	Site Modifications: Skelton/Washington Square ML-33	1430				12,266.39		
	Physical Needs Assessment CFP08-8	1430				31,909	31,909	

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 II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650107 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Steer Place ADA schematic design ML5-31	1430				2,500	2,500	
	Dorsey Homes Boundary Survey HDC9-1	1430				270	270	
	Washington Square Boiler Replacement TB-02	1430				14,208.70	8,925	
Contingency		1502		5,803	5,803			

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P00650108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
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 (may not exceed 20% of line 21) ³	40,000		40,000	4,358.10
3	1408 Management Improvements	10,000		10,000	
4	1410 Administration (may not exceed 10% of line 21)	76,028		76,028	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000		35,079.94	14,782.32
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000		24,941.19	
10	1460 Dwelling Structures	380,000			
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	35,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


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

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P00650108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	54,255			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	760,283		186,049.13	19,140.32
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		10-19-09			

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650108 CFFP (Yes/No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1								
Building 15								
Skelton Place	Perimeter Fencing	1450		55,000				
AMP 2								
Steer Place Bldg. 23								
	Remodel apartment bathrooms	1460	All	150,000				
	Exterior Lighting	1475		35,000				
AMP 3								
Columbia Place								
Buildings 1-2	Roof Repairs	1460		30,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650108 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 3								
Buildings 3-8								
Youman Place	Replace sidewalks and patios	1450	all	30,000		24,941.19		
Buildings 9-10								
Washington Square	Remodel bathrooms	1460	all	150,000				
	Additional Parking	1450		50,000				
PHA Wide								
Contingency		1502		54,255		54,355		
Operations		1406		40,000		40,000		
Management Improvements		1408		10,000		10,000		
Administration		1410		76,028		76,028	4,358.10	
Fees and Costs	In house inspections	1430		80,000		1,002.23	1,002.23	
	Edwardsville Intelligencer Advertisement	1430				216.64	216.64	
	Site Modifications Washington Square and Skelton Place ML5-33	1430				3,803.54		
	Washington Boiler Replacement TB01	1430				12,491.30	10,542.18	
	Steer Place lintel repair TB02	1430				17,000		

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P00650108 CFFP (Yes/No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Steer Place Flashing and Lintel Repair - Funge to 50106	1430				-10,331.51		
	Skelton Place Concept Drawings	1430				4,100		
	Youman Place Parking ML9-1	1430				10,130	2,328	
	ML9-01 funge to 50106	1430				-4107.35		
	Scattered, Dunbar, Youman Reno funge in from 501-07	1430				81.82		
	NAHRO Advertisement	1430				45	45	

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P006501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 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 (may not exceed 20% of line 21) ³	30,000			
3	1408 Management Improvements	73,600			
4	1410 Administration (may not exceed 10% of line 21)	73,600			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000			
10	1460 Dwelling Structures	324,578			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06P006501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 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	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	736,778				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 10-19-09		Signature of Public Housing Director		
				Date		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06S006501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 6-1 Joann Dorsey Homes	Roof repair/ replacement	1460	40,000					
IL 6-5 Dunbar Court	Perimeter Fencing	1450	20,000					
IL 6-6 Columbia Place	Common Hall repairs	1460	50,000					
IL 6-7 Skelton Place	Replace elevator car interiors	1460	20,000					
IL 6-8 Youman Place								
IL6-9 Scattered Sites	Perimeter Fencing	1450	40,000					
IL 6-12 Oscar Steer Place	Elevator Car interiors	1460	20,000					
IL 6-13 Washington Square	Masonry Repairs	1460	194,578					

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06P006501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Administration Building								
Operations		1406	30,000					
Management Improvements		1408	73,600					
Administration		1410	73,600					
Fees and Costs		1430	75,000					
Contingency		1502	0					

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06S006501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	70,000	70,000	70,000	
4	1410 Administration (may not exceed 10% of line 21)	142,670	142,670	142,670	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	89,000	89,000	79,600	
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000	300,000		
10	1460 Dwelling Structures	975,000	825,000	201,500	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


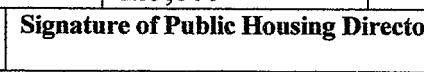
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: IL06S006501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	64	64		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,426,734	1,426,734	414,170	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	400,000	500,000		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	275,000	225,000		
Signature of Executive Director 		Date 10-19-09		Signature of Public Housing Director 	
				Date	

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Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06S006501-09 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 6-1 Joann Dorsey Homes				0				
IL 6-5 Dunbar Court				0				
IL 6-6 Columbia Place				0				
IL 6-7 Skelton Place	Additional Parking and Paving	1450		150,000	250,000			
IL 6-8 Youman Place				0				
IL6-9 Scattered Sites				0				
IL 6-12 Oscar Steer Place	New ADA Apartments	1460		250,000	250,000			
IL 6-13 Washington Square	Bathroom Renovations	1460		200,000	200,000			
	Boiler and Zone Valve Replacement	1460		275,000	225,000	201,500		
	Masonry Repairs	1460		250,000	150,000			

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Champaign County			Grant Type and Number Capital Fund Program Grant No: IL06S006501-09 CFFP (Yes/No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Additional Parking and Paving			0	50,000			
Administration Building				0				
Warehouse				0				
Management Improvements		1408		70,000	70,000	70,000		
Administration		1410		142,670	142,670	142,670		
Fees and Costs		1430		89,000	89,000	79,600		
Contingency		1502		64	64			

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary						
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: ILOR006501-09 Date of CFFP:			FFY of Grant: 2009 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 (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	298,121				

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Housing Authority of Champaign County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL0R006501-09 Date of CFFP:		FFY of Grant: 2009 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
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	298,121			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10-19-09		Signature of Public Housing Director 	

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8.2 Capital Fund Program Five-Year Action Plan.

The Capital Fund Program Five-Year Action Plan follows.

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _2009____	Work Statement for Year 2 FFY ____2010____	Work Statement for Year 3 FFY ____2011____	Work Statement for Year 4 FFY __2012____	Work Statement for Year 5 FFY _2013____
B.	Physical Improvements Subtotal	Annual Statement	495,000	615,000	1,100,000	1,050,000
C.	Management Improvements		80,000	80,000	60,000	80,000
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	
E.	Administration		80,000	80,000	90,000	90,000
F.	Other		80,000	80,000	90,000	80,000
G.	Operations		80,000	60,000	50,000	40,000
H.	Demolition		0	0	100,000	
I.	Development		0	0	0	250,000
J.	Capital Fund Financing – Debt Service		0	0	0	
K.	Total CFP Funds		815,000	915,000	1,490,000	
L.	Total Non-CFP Funds		0	0		
M.	Grand Total		815,000	915,000	1,490,000	1,590,000

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
		Annual Statement					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2</u> FFY 2010			Work Statement for Year: <u>3</u> FFY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 1			AMP 1		
Annual	Dorsey Homes Bldg 1-14			Joann Dorsey Homes Bldg 1-14		
Statement	Perimeter Fencing	1000 linear ft.	50,000	ADA Accommodations		50,000
	Roof repair/replacement	20%	40,000	Seal & Stripe Parking		7,500
	Skelton Place Bldg. 15			Skelton Place Bldg 15		
	Elevator car interiors	2	25,000	Chimney Repair		30,000
	Masonry inspection/repair	15%	50,000	Occ. Unit Painting	20%	30,000
	Occ. Unit painting	20%	30,000	ADA Unit	1	50,000
	AMP 2			ADA Accommodation	As Needed	50,000
	Dunbar Ct. Bldg. 1-6	None		AMP 2		
	Scattered Sites Bldg 7-22	None		Dunbar Court Bldg 1-6	None	
	Steer Place Bldg 24			Scattered Sites Bldg 7-22		
	Elevator Car Interiors	2	25,000	Tree removal/fence repair	25%	50,000
	Occ. Unit Painting	20%	30,000	Site Drainage	25%	25,000
	AMP 3			Steer Place Bldg 23		
	Columbia Place Bldg 1-2			Seal/Stripe parking	100%	10,000
	Occ Unit Painting	20%	7,500	Occ. Unit Painting		30,000
	New Water Heaters	100%	30,000	Hayes Homes	None	
	Youman Place Bldg 3-8			AMP 3		
	Occ. Unit Painting	20%	7,500	Columbia Place Bldg. 1-2		
	Washington Square Bldg. 9-10			Refurbish common halls/entry doors	2	75,000
	Masonry Repairs	20%	50,000	Hazardous Material removal	As needed	50,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>4</u> FFY 2012			Work Statement for Year: <u>5</u> FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 1			AMP 1		
Annual	Joann Dorsey Homes Bldg. 10-14			Joann Dorsey Homes Bldg. 1-14		
Statement	ADA unit	1	100,000	Replace Water Heaters	100%	100,000
	Skelton Place Bldg. 15		200,000	Skelton Place		
	ADA Unit	2		ADA Unit		100,000
	AMP 2			Security		10,000
	Scattered Sites			AMP 2		
	Bathroom Rehab.	16 Units	150,000	Scattered Sites		
	Steer Place			Roof /Gutter replacement	100%	100,000
	Common Area Flooring		50,000	Steer Place		
	Replace Entry/Closet doors		100,000	Remodel bathrooms	100%	200,000
	AMP 3			Security		50,000
	Columbia Place Bldg 1-2			AMP 3		
	Replace Kitchen Cabs	10	50,000	Washington Square Bldg. 9-10		20,000
	Remodel Bathrooms	16	50,000	Common area flooring	100%	100,000
	Youman Place Bldg 3-8			Admin Building Bldg 11		
	Replace Kitchen Cabs	50%	50,000	Replace Boiler/HVAC		100,000
	Remodel Baths	20	50,000	ADA Compliance		20,000
	Washington Square Bldg. 9-10			PHA Wide		
	Replace Entry/Closet Doors		100,000	New Development		250,000
	PHA Wide					
	ADA Accommodation	As Needed	50,000			
	Hazardous Material Removal	As Needed	50,000			

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
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Expires 4/30/2011**

	Demolition		100,000			
	Subtotal of Estimated Cost		\$ 1,100,000	Subtotal of Estimated Cost		\$ 1,050,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2</u> FFY 2010		Work Statement for Year: <u>3</u> FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide		PHA Wide	
	Operations	80,000	Operations	60,000
	Management Improvements		Management Improvements	
	Staff Training and Travel	20,000	Staff Training and Travel	15,000
	Staff Training (In House)	5,000	Staff Training (In House)	5,000
	Commissioner Training and Travel	20,000	Commissioner Training and Travel	15,000
	Security salaries and benefits	15,000	Security salaries and benefits	20,000
	Computer software	5,000	Computer software	10,000
	Computer hardware	5,000	Computer hardware	10,000
	Self Sufficiency staff salaries and benefits	5,000	Self Sufficiency staff salaries and benefits	5,000
	Administration	80,000	Administration	80,000
	Fees and Costs		Fees and Costs	
	Architectural and Engineering Fees	75,000	Architectural and Engineering Fees	75,000
	Direct Costs	5,000	Direct Costs	5,000
	Subtotal of Estimated Cost	\$320,000	Subtotal of Estimated Cost	\$300,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2012</u>		Work Statement for Year: <u>5</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA Wide		PHA Wide	
	Operations	50,000	Operations	40,000
	Management Improvements		Management Improvements	
	Staff Training and Travel	15,000	Staff Training and Travel	20,000
	Staff Training (In House)	5,000	Staff Training (In House)	5,000
	Commissioner Training and Travel	15,000	Commissioner Training and Travel	20,000
	Security salaries and benefits	15,000	Security salaries and benefits	15,000
	Computer software	5,000	Computer software	5,000
	Computer hardware	5,000	Computer hardware	5,000
	Administration	90,000	Administration	90,000
	Fees and Costs		Fees and Costs	
	Architectural and Engineering Fees	83,000	Architectural and Engineering Fees	75,000
	Direct Costs	7,000	Direct Costs	5,000
	Subtotal of Estimated Cost	\$290,000	Subtotal of Estimated Cost	\$280,000

9.0 Housing Needs.

Housing Needs of Families in Champaign County

Family Income Level	Number of Families
Income <= 30% of MFI	9,358
30% < Income <= 50% of MFI	6,302
50% < Income < 80% of MFI	6,535

Family Type	Number of Families
Elderly	1,911
Families with Disabilities	2,245
White/Non-Hispanic	14,490
Black/Non-Hispanic	3,810
Hispanic	823

Housing Needs of Families on Public Housing Waiting List (10/19/09)

Family Type	Number of Families	% of Total Families
Families with Children	65	67%
Elderly Families	7	7%
Families with Disabilities	25	26%
Waiting List Total	97	100%

Bedroom Size	Number of Families	% of Total Families
1 BR	32	33%
2 BR	28	29%
3 BR	20	21%
4 BR	14	14%
5 BR	3	3%
5+ BR	0	0%

Housing Needs of Families on the Section 8 Waiting List (10/19/09)

Family Income Level	Number of Families	% of Total Families
Income <= 30% of MFI	1509	98.76%
30% < Income <= 50% of MFI	18	1.18%
50% < Income < 80% of MFI	1	0.06%
Waiting List Total	1528	100%

Housing Needs of Families on the Section 8 Waiting List (10/19/09)
(continued)

Family Type	Number of Families	% of Total Families
Families with Children	1290	84%
Elderly Families	48	3%
Families with Disabilities	190	13%
Waiting List Total	1528	100%

Family Race/Ethnicity	Number of Families	% of Total Families
White/Non-Hispanic	243	15.90%
Black/Non-Hispanic	1192	78.01%
Other	93	6.09%
Waiting List Total	1528	100%

9.1 Strategy for Addressing Housing Needs.

Need: Shortage of affordable housing for all eligible populations

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

- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional Section 8 vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Purchase existing housing units through the multiple listing to add to the Authority's ACC
- Purchase land for development into public housing

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of MFI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of MFI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty /minority concentrations

10.0 Additional Information

(a) **Progress in Meeting Mission and Goals.**

See Attachment 5.2

(b) **Significant Amendment and Substantial Deviation/Modification.**

The following actions are defined as Significant Amendments and Substantial Deviations/Modifications.

Goals:

Additions or deletions of Strategic Goals.

Programs:

Adding new programs not included in the Housing Agency Plan.

Any change with regard to Demolition, Disposition, Designation of Housing, Homeownership Programs or Conversion activities.

Capital Fund Program:

Addition of Non-Emergency work items in excess of \$25,000 (items not included in the current Annual Statement or Five-Year Action Plan) or change in use of Replacement Reserve Funds in excess of \$25,000.

Policies:

Changes to rent or admissions policies or organization of the waiting list.

Note: Any changes in HUD regulatory requirements will be adopted and not considered a deviation from the above definition.

(c) **Not Applicable**

11.0 Required Submission for HUD Field Office Review.

(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations

executed by the Chair of the Board of Commissioners, scanned and emailed to the Chicago Office of Public Housing prior to January 18, 2010

(b) Form HUD-50070, Certification for a Drug-Free Workplace

executed by the Executive Director, scanned and emailed to the Chicago Office of Public Housing prior to January 18, 2010

(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions

executed by the Executive Director, scanned and emailed to the Chicago Office of Public Housing prior to January 18, 2010

(d) Form SF-LLL, Disclosure of Lobbying Activities

executed by the Executive Director, scanned and emailed to the Chicago Office of Public Housing prior to January 18, 2010

(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet

Not applicable

(f) Resident Advisory Board (RAB) Comments

To be attached at a later date, prior to submittal to the HUD Field Office

HACC Analysis of RAB Comments and Corresponding Decisions

To be attached at a later date, prior to submittal to the HUD Field Office

(g) Challenged Elements

A Skelton Place (IL006000001, Building 15) resident asked that the website address be posted on the bulletin board and that a computer lab be installed on site

and stated that there is a need for additional washing machines in the laundry room, tenants complain that water enters various apartments when it rains and venetian blinds do not work properly in the Community and TV rooms.

One of the HACC's commissioners who is also a resident of Dorsey Homes (IL006000001, Buildings 1-14 and 16) supplied the following comments:

1. Develop a variety of growth and learning opportunities/programs for youth age children
2. Establish a better way to implement educational, training and employment opportunities for HACC residents to promote them to become self-sufficient. An additional position to assist the "Resident Service Coordinator" to effectively implement program.
3. Create a resident employment pool that allows resident who want to work to apply for jobs at the housing authority. All resident should be notified when jobs are available via mailed delivery or flyer. Extra help should not go to temporary service first, it should be offered in house to residents from an employment pool, just as it is offered to your staff. Capitalize on resident's strengths and career goals.
4. Work harder to get high school seniors in the "Educational Program" you offer through a funded grant. I suggest working with school councilors and making home visits as a way to increase enrollment.
5. Host a "Resident Summit or "Town Meeting twice a year to foster open and effective communication with residents to encourage their input and involvement in the housing authority's work.
6. Improve the quality of life for family housing, seniors, disable, and special needs residents through on-site supportive services. Develop and implement a "NEEDS" survey to identify needed services and way to improve, expand or develop programs to better serve residents.
7. Public housing residents must pay charges to the Housing Authority for maintenance and repair charges **beyond normal wear and tear** to our apartment. We need an invoice left by the maintenance man after completion of their work that identifies what repairs was done and if we will be charged. It would be nice if the following was also done;

- A workshop for residents at each site to show them ways to do some of the repairs on their own.
 - A Preventative Maintenance Manual (loaded with maintenance tips) and a brochure created to educate residents how to care for their new appliances, cabinets, weather proofing windows, cleaning windows and cleaning floors.
 - **Maintenance Awards:** The HA maintenance staff prepares and hosts every three months maintenance classes for the residents. These classes cover a wide array of maintenance areas to teach residents how to keep their apartments neat, clean, and safe. Then the staff who teaches the class chooses the resident with the best-kept apartment. A special recognition is bestowed on each winner at the monthly board meeting.
8. Foster improved communication, resident morale and problem-solving to improve relationships between residents and housing authority staff based upon the Housing Authority of Champaign County's mission statement
 9. Increase enrollment by 15 in the Housing Authority's Ross Grant Family Self-Sufficiency program in 2010 and maintain this enrollment until new client have successfully completed the program
 10. The HA does not offer a *wide range* of programs and services to the residents. The continuous strengthen and expansion of resident involvement improves our opportunity to create change. It is my opinion that the following programs should be implemented;
 - The Senior Volunteer Program Retired Senior Volunteer Program (RSVP)
 - Recreational programs for seniors; like cooking classes, arts and crafts, decoration contest.
 - To ensure senior residents receive full benefits of living in public housing, they should be offered onsite nursing clinics to assist residents with medication and minor health screenings.
 - Youth Services (A Youth Mentoring Program)
 - The Resident Service Coordinator should have the capacity to design new programs or make needed changes to existing programs so that they truly respond to the needs of the residents.

- The Resident Service Coordinator and the Section 8 Coordinator should develop a handbook on How to be Successful and Self-Sufficient through the FSS Program.

(h) Form HUD-50075-1, Capital Fund Program Annual Statement/Performance and Evaluation Report

See Attachment 8.1

(i) Form HUD-50075-2, Capital Fund Program Five-Year Action Plan

See Attachment 8.2

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of Champaign County

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Capital Fund Program
205 W. Park Avenue
City of Champaign
Champaign County
Illinois 61820

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Edward Bland

Title

Executive Director

Signature

Date

X

10-19-09

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Champaign County

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Edward Bland

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10-19-09

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c 15		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> Not Applicable	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> Not Applicable	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Edward Bland Title: Executive Director Telephone No.: (217) 378-7100, ext 102 Date: 10-19-09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

6.0 PHA Plan Update

(a) PHA Plan Elements revised since the last Annual Plan submission

All changes to the PHA Plan Elements since the last Annual Plan submission are shown in red under their corresponding **PHA Plan Elements**.

(b) Plan Locations where the public may obtain copies of the 5-Year and Annual PHA Plan

Housing Authority of Champaign County
Administration Building
205 W. Park Avenue
Champaign, IL 61820

City of Champaign
Neighborhood Services Department
102 N. Neil Street
Champaign, IL 61820

Champaign County
Brookens Building
1776 E. Washington Avenue
Urbana, IL 61801

Housing Authority of Champaign County
Joann Dorsey Family Homes
1100 Dorsey Drive
Champaign, IL 61821

Housing Authority of Champaign County
Website
www.hacc.net

Village of Rantoul
Municipal Building
333 S. Tanner
Rantoul, IL 61866

Ms. Olivia Brown
President
Resident Advisory Board
1202 E. Harding Drive, Apt. 301
Urbana, IL 61801

Housing Authority of Champaign County
Skelton Place
302 S. Second Street
Champaign, IL 61820

Ms. Jennie Sheffield
Tenant Council President
Skelton Place
302 S. Second Street, Apt. 605
Champaign, IL 61821

Housing Authority of Champaign County
Steer Place
1202 E. Harding Drive
Urbana, IL 61801

City of Urbana
Community Development
400 S. Vine Street
Urbana, IL 61801

Housing Authority of Champaign County
Washington Square
108 W. Washington Street
Champaign, IL 61820

Mr. Larry Tuttle
Tenant Council President
Washington Square Tenant Council
108 W. Washington Street, Apt. 305
Champaign, IL 61820

PHA Plan Elements:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

A. Public Housing

(1) Eligibility

- a. The HACC verifies eligibility for admission to public housing:
 - when families are within the top 20 of being offered a unit.
 - when families are within 30 days of being offered a unit.
- b. The HACC uses the following non-income (screening) factors to establish eligibility for admission to public housing:
 - Criminal or Drug-related activity.
 - Ability to get utilities in head of household's name.
- c. The HACC requests criminal records from local law enforcement agencies for screening purposes.
- d. The HACC requests criminal records from State law enforcement agencies for screening purposes.
- e. The HACC accesses FBI criminal records from the FBI for screening purposes.

(2) Waiting List Organization

- a. The HACC uses the following methods to organize its public housing waiting list:
 - Community-wide list
 - Drawing (lottery) or other random choice technique
- b. Persons interested in public housing may apply for admission at the following locations:
 - PHA main administrative office
 - PHA development site management office

(3) Assignment

- a. Applicants are ordinarily given two vacant unit choices before they fall to the bottom of or are removed from the waiting list.
- b. This policy is consistent across all waiting list types.

(4) Admissions Preferences

- a. The HACC plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.
- b. Transfers will take precedence over new admissions under the following circumstances:
 - Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
- c. The HACC has **not** established preferences for admission to public housing other than date and time of application.

(5) Occupancy

- a. The reference materials that applicants and residents can use to obtain information about the rules of occupancy of public housing are the following:
 - The PHA-resident lease
 - The PHA's Admissions and (Continued) Occupancy policy
 - PHA briefing seminars or written materials
 - Tenant Handbook
- b. Residents must notify the HACC of changes in family composition at the following times:
 - At an annual reexamination and lease renewal
 - Any time family composition changes
 - At family request for revision

(6) Deconcentration and Income Mixing

- a. The HACC's analysis of its family (general occupancy) developments to determine concentrations of poverty indicated the need for measures to promote deconcentration of poverty and income mixing.
- b. The HACC adopted a change to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.
- c. The following change was adopted:
 - Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at all HACC public housing communities

- d. The HACC adopted a change to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing.
- e. The change to **other** policies could be described as the following:
actions to improve the marketability of certain developments such as improving curb appeal.
- adoption or adjustment of ceiling rents for certain developments
 - adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - offering a family of a higher income extra bedroom sizes to achieve income mixing throughout the community.
- f. Based on the results of the required analysis, the HACC will make special efforts to attract or retain higher-income families in the following developments:
- Dorsey Homes (IL006000001, Buildings 1-14)
 - Dunbar Court (IL006000002, Buildings 1-6)
 - Scattered Sites (IL006000002, Buildings 7-22)

B. Section 8

(1) Eligibility

- a. The HACC conducts screening to the following extent:
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
- b. The HACC requests criminal records from local law enforcement agencies for screening purposes.
- c. The HACC requests criminal records from State law enforcement agencies for screening purposes.
- d. The HACC accesses FBI criminal records from the FBI for screening purposes.
- e. The HACC shares the following kinds of information with prospective landlords:
- Criminal or drug-related activity
 - Lease violation
 - Forwarding Address
 - Payment History

(2) Waiting List Organization

- a. Persons interested in admission to Section 8 tenant-based assistance may apply at the HACC Administration Building.

(3) Search Time

- a. If requested, the HACC gives extensions on the standard 60-day period to search for a unit of 30 days to, but not exceeding, 120 days.

(4) Admissions Preferences

- a. The HACC plans to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income.
- b. The HACC has **not** established preferences for admission to Section 8 tenant-based assistance other than date and time of application.

(5) Special Purpose Section 8 Assistance Programs

- a. The policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:
 - The Section 8 Administrative Plan
 - Briefing sessions and written materials
- b. The HACC announces the availability of any special-purpose Section 8 programs to the public by the following methods:
 - Published notices
 - Flyers and written notifications to social and supportive service agencies that also serve public housing-eligible persons.

2. **Financial Resources.**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$1,363,923	Public Housing Administrative Expenses
b) Public Housing Capital Fund (IL06 CFP 501-09)	\$736,778	Capital Improvements
c) Replacement Housing Factor (IL06 R006 501-09)	\$298,121	Public Housing Replacement
d) Public Housing Capital Fund Recovery Grants (IL06S006501-09)	\$1,426,734	Capital Improvements
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,867,613	Section 8 HAP & Administrative Expenses
f) Annual Contributions for Section 8 Tenant-Based Assistance – NRA	\$1,800,000	Section 8 HAP
g) Resident Opportunity and Self-Sufficiency Grants	\$80,000	Resident Service
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
IL06 CFP-501-08	\$600,434	Capital Improvements
3. Public Housing Dwelling Rental Income		
	\$550,000	Public Housing Administrative Expenses
4. Other income (list below)		
Investment Income	\$60,000	Other
Laundry/Vending Commissions	\$9,000	Other
4. Non-federal Sources (list below)		
	0	
Total resources	\$14,792,603	

3. Rent Determination.

A. Public Housing

(1) Income Based Rent Policies

- a. The HACC employs discretionary policies for determining income based rent.
- b. The HACC's minimum rent is \$50.00. In case of hardship the HACC has adopted the following discretionary exemption policies:
 - The family has lost eligibility or is awaiting an eligibility determination for federal, State, or local assistance.
 - The family would be evicted as a result of the imposition of the minimum rent requirement.
 - The income of the family has decreased because of changed circumstances, including,
 1. loss of employment
 2. death in the family
 3. other circumstances as determined by the HACC or HUD
- c. Rents are set at less than 30% of adjusted income.
- d. The HACC plans to employ the following discretionary (optional) deductions and/or exclusions policies:
 - For the earned income of a previously unemployed household member
 - For increases in earned income
- e. The HACC has ceiling rents (rents set at a level lower than 30% of adjusted income) for all developments. The ceiling rents were set by comparison to the following benchmarks:
 - Fair market rents (FMR)
 - 75 percent of operating costs
- f. Between income reexaminations, tenants must report changes in income or family composition to the HACC so that the changes result in an adjustment to rent under the following circumstances:
 - at family option
 - any time a family experiences an income increase above \$200.00 per month
 - only when the increase in income is due to the addition of a person with income to the household
- g. The HACC has implemented individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases.

(2) Flat Rents

- a. In setting the market-based flat rents, the HACC used the following sources of information to establish comparability:
- The Section 8 rent reasonableness study of comparable housing
 - Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant Based Assistance

(1) Payment Standards

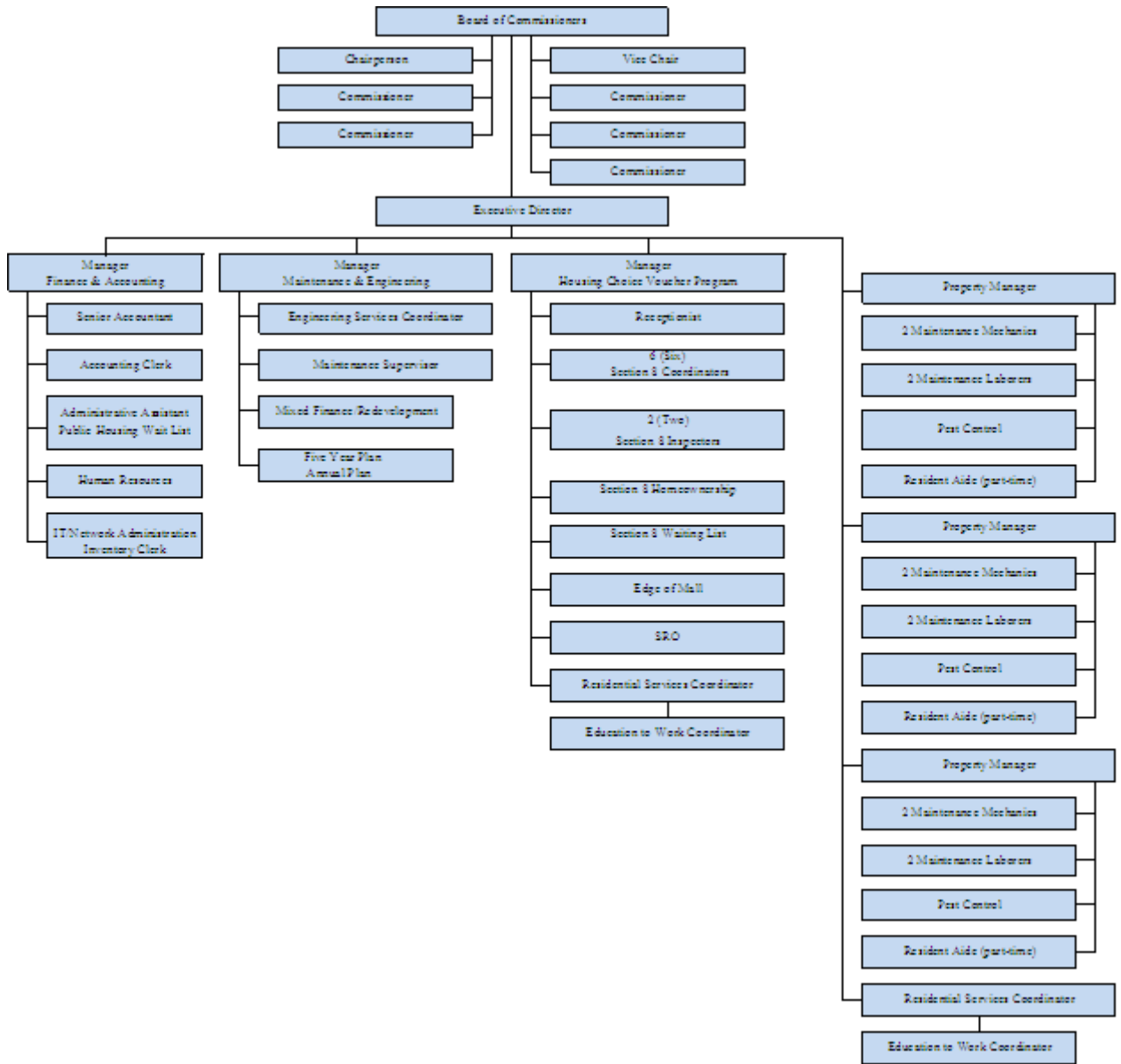
- a. The HACC's payment standard is above 100% but at or below 110% of FMR.
- b. The HACC has chosen this level for the following reasons:
- FMRs are not adequate to ensure success among assisted families in the HACC's segment of the FMR area
 - To increase housing options for families
 - To increase potential for deconcentration.
- c. Payment standards are reevaluated annually for adequacy.
- d. The HACC will consider the following criteria in its assessment of the adequacy of its payment standard:
- Success rates of assisted families
 - Rent burdens of assisted families
 - Increasing the potential for deconcentration

(2) Minimum Rent

- a. The HACC's minimum rent is \$50.00.
- b. The HACC has adopted the following discretionary minimum rent hardship exemption policies:
- Requests for exemptions from minimum rent must be in writing and must include a statement setting forth the reason for the family hardship.
 - Families must provide proof of financial hardship.
 - The HACC will use standard verification procedures to verify circumstances which caused the hardship.

4. Operation and Management.

A. PHA Management Structure



B. HUD Programs under PHA Management

Program Name	Units or Families Served at Year Beginning FY 2010	Expected Turnover
Public Housing	430	90
Section 8 Vouchers	1340	160
Section 8 Mod Rehab (SRO, Urbana)	25	2
Special Purpose Section 8 Certificates/Vouchers (Edge of Mall, Urbana)	50	5

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management Policy Documents, Manuals and Handbooks:

- Admissions and Continued Occupancy Policy
- Resident Handbook
- Administrative Manual
- Lease
- Emergency Action Plan
- Lead Base Paint Notification
- **Maintenance Plan**

(2) Section 8 Management Policy Documents, Manuals and Handbooks:

- Section 8 Administrative Plan
- Voucher Briefing Packet
- Landlord Packet

(3) Pest Infestation Policy:

The HACC has taken proactive steps in preventing or eradicating pest infestation. A pest control firm has been contracted to provide at least quarterly, but often monthly inspection and treatment of each apartment. While on site, the pest control technician fills out a form indicating the quality of housekeeping in each apartment. The housing manager receives a copy of this form and generates a housekeeping agreement with any tenant whose housekeeping is reported to be contributing to a problem with pests. As part of the agreement, the manager schedules monthly housekeeping inspections with the resident to ensure that his/her housekeeping is improving.

5. Grievance Procedures.

Not required to be submitted in 2010

6. Designated Housing for Elderly and Disabled Families.

The HACC plans to apply for approval to designate five public housing sites for occupancy by elderly families only.

The following Activity Descriptions detail the HACC's plans:

Designation of Public Housing Activity Description
1a. Development name: <i>Columbia Place</i> 1b. Development (project) number: <i>IL006000003, Buildings 61 & 62</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>10/28/10</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>16</i> 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <i>Youman Place</i> 1b. Development (project) number: <i>IL006000003, Buildings 3-8</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>10/28/08</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>20</i> 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: <i>Steer Place</i> 1b. Development (project) number: <i>IL006000002, Building 23</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>10/28/08</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <i>104</i> 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	<i>Washington Square</i>
1b. Development (project) number:	<i>IL006000003, Building 10</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<i>10/28/08</i>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	<i>Hayes Homes</i>
1b. Development (project) number:	<i>IL006000005, Building 24</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<i>10/28/08</i>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<i>6</i>
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Community Service and Self-Sufficiency.

Community Service Plan is not required to be submitted in 2010

Self-Sufficiency Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Family Self Sufficiency	13	Waiting List	HACC Admin. Office	Both
Credit Counseling	13	Waiting List	Champaign County Regional Planning Commission	Both
Job Training	13	Waiting List	Champaign Consortium	Both
Family Self Sufficiency (FSS) Participation				
Program	Required Number of Participants (start of FY 2009 Estimate)		Actual Number of Participants (As of: 11/03/08)	
Public Housing	N/A		0	
Section 8	N/A		13	

8. Safety and Crime Prevention.

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

1. Describe the need for measures to ensure the safety of public housing residents:
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

There is a perception of crime in public housing that has little basis in reality. Part of the reason is the pervasiveness of crime reporting and crime programming on television. Also, residents of the high rise buildings call for an ambulance more than the general public does. Since police are also dispatched with the ambulance, just seeing police in the building for any reason increases the residents' perception of crime in their building.

The HACC and the local police hold regular meetings with residents to educate them in the fact that there is a high incidence of crime in the surrounding neighborhoods and in how they can keep crime out of public housing. The fact that less than 5% of crime in the neighborhoods happens in public housing helps residents to be less fearful for their family's safety. In addition, the HACC educates its senior residents to be aware of predators. The police have also provided pre-addressed "Tip Cards" which residents can use to report criminal activity anonymously.

Each time maintenance staff are at a development after dark, they inspect the common area exterior lighting to be sure it is operating properly. By repairing non-operational lighting in a timely manner, the HACC deters crime.

All applicants for public housing are subjected to criminal background checks. Successful applicants must have a clean record for the last 5 years.

Residents of Skelton Place and Washington Square have implemented a type of "neighborhood watch" where residents take turns monitoring the front door during the weekend evenings to keep out criminal elements.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

3. Which developments are most affected?

- Dorsey Family Homes (IL006000001, Buildings 1-14)
- Dunbar Court (IL006000002, Buildings 1-6)
- Skelton Place (IL006000001, Building 15)

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Use of pre-addressed "Tip Cards" to report criminal activity anonymously

2. Which developments are most affected?
 - Dorsey Family Homes (IL006000001, Buildings 1-14)
 - Dunbar Court (IL006000002, Buildings 1-6)
 - Skelton Place (IL006000001, Building 15)
 - **Removed Scattered Sites (IL006000002, Buildings 7-22) from the list of developments most affected by crime prevention activities**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Which developments are most affected?

- Dorsey Family Homes (IL006000001, Buildings 1-14)
- Dunbar Court (IL006000002, Buildings 1-6)
- Skelton Place (IL006000001, Building 15)

9. Pets.

The Pet Policy adopted by the HACC is reasonably related to the legitimate interest of the HACC to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the HACC.

Part I: Assistance Animals.

Overview. This part discusses situations under which permission for an assistance animal may be denied, and also establishes standards for the care of assistance animals. Assistance animals are animals that work, provide assistance or perform tasks for the benefit of a person with a disability or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals”, “assistive animals”, “support animals” or “therapy animals” – perform many disability-related functions including, but not limited to, the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance

- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to the PHA's pet policies described in Parts II through IV.

Approval of Assistance Animals. A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal.

The HACC may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability.

The HACC's refusal to permit persons with disabilities to use and live with an assistance animal that is needed to assist them would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation.
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others.

The HACC has the authority to regulate assistance animals under applicable federal, state and local law.

For an animal to be excluded from the pet policy and to be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the HACC approve a reasonable accommodation.

Care and Handling. HUD regulations do not affect any authority the HACC may have to regulate assistance animals under federal, state and local law.

Residents must care for assistance animals in a manner that complies with state and local laws including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, the HACC will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the HACC determines that no such accommodation can be made, the HACC may withdraw the approval of a particular assistance animal.

Part II: Pet Policies for all Developments.

Overview. The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

Management Approval of Pets. Pets must be registered with the HACC before they are brought onto the premises. Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Pets will not be allowed in family communities except for the unit occupied by an elderly person age 62 or older (exception is for a person needing an assistance animal).

The HACC will refuse to register a pet if:

- The pet is not *a common household pet* as defined in **Standards for Pets** below.
- Keeping the pet would violate any pet restrictions listed in this policy.
- The pet owner fails to provide complete pet registration information or fails to update the registration annually.
- The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order.
- The HACC reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If the HACC refuses to register a pet, a written notification will be sent to the pet owner within 20 business days of the HACC's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the HACC's grievance procedures.

Residents who have been approved to have a pet must enter into a pet agreement with the HACC, or the approval of the pet will be withdrawn. The pet agreement is the resident's

certification that he or she has received a copy of the HACC's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them. The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the HACC's pet policy and applicable house rules may result in the withdrawal of HACC's approval of the pet or termination of tenancy.

Standards for Pets. The HACC defines *common household pet* as a domesticated animal such as a dog, cat, bird or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes. The following animals are not considered common household pets:

- Reptiles
- Rodents
- Insects
- Arachnids
- Wild animals or feral animals
- Pot-bellied pigs
- Animals used for commercial breeding

The following animals are not permitted:

- Any animal whose adult weight will exceed 20 pounds
- Dogs of the pit bull, rottweiler, chow, or boxer breeds
- Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations
- Any animal not permitted under state or local law or code

The number of pets allowed per apartment varies according to species. Most times a resident may own a maximum of one (1) pet. In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner. In the case of birds residents may own a maximum of two (2).

The maximum allowable tank size for fish is twenty (20) gallons. A rodent (rabbit, guinea pig, hamster or gerbil only) and birds must be enclosed in an acceptable cage at all times. A turtle must be enclosed in an acceptable container at all times.

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made if a veterinarian certifies that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually in conjunction with the resident's annual reexamination.

Pet Rules. Pet owners must maintain pets responsibly, in accordance with HACC policies, and in compliance with applicable state and local public health, animal control and animal cruelty laws and regulations.

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times. Pets other than dogs or cats must be kept in cages or carriers when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. With the exception of the common areas described above the HACC has not designated any buildings, floors of buildings or sections of buildings as no-pet areas. In addition the HACC has not designated any buildings, floors of buildings or sections of buildings for residency of pet-owning tenants.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on HACC premises outside of the areas designated for such purposes. The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by the HACC. The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner. Litter shall not be flushed down the toilet. Litter boxes shall be kept inside the resident's dwelling unit.

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited. No animals may be tethered or chained inside or outside the dwelling unit at any time.

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping or other such activities.

Each pet owner shall be responsible for the nutrition, exercise and medical care of his/her pet. Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage HACC property.

The pet owner is required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet. A resident who cares for another resident's pet must notify the HACC and sign an agreement to abide by all of the pet rules.

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals. This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations approved by the HACC.

All complaints of cruelty and all dog bites will be referred to animal control or to an applicable agency for investigation and enforcement. If a determination is made based on objective facts supported by written statements that a resident/pet owner has violated the pet rules, written notice will be served. The notice will contain a brief statement of the facts forming the basis for the determination and the pet rule(s) that were violated. The notice will also state the following:

- The pet owner has ten (10) business days from the effective date of the service of the notice to correct the violation or to make a written request for a meeting to discuss the violation.
- The pet owner is entitled to be accompanied by another person of his or her choice to the meeting.
- The pet owner's failure to correct the violation, request a meeting or appear at a requested meeting may result in initiation of procedures to remove the pet or to terminate the pet owner's tenancy.

If the pet owner and the HACC are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HACC, the HACC may serve notice to remove the pet. This notice will contain:

- A brief statement of the facts forming the basis for the HACC's determination that a pet rule has been violated
- The requirement that the resident /pet owner must remove the pet within thirty (30) calendar days of the notice
- A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

If the death or incapacity of the pet owner threatens the health or safety of the pet or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner. If the responsible party is unwilling or unable to care for the pet or if the HACC, after reasonable efforts cannot contact the responsible party, the HACC may contact the appropriate state or local agency and request the removal of the pet.

The HACC may initiate procedures for termination of tenancy based on a pet rule violation if:

- The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified.
- The pet rule violation is sufficient to begin procedures to terminate tenancy under the terms of the lease.

The PHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness or demonstrate behavior that constitutes an immediate threat

to the health or safety of others are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals. If it is necessary for the PHA to place the pet in a shelter facility, any costs will be the responsibility of the pet owner. If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Part III: Pet Deposits and Fees for Elderly/Disabled Developments.

Overview. This part describes the HACC's policies regarding fees and deposits for pets belonging to residents of elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

Pet Deposits. Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit must be paid in full before the pet is brought onto the premises.

The HACC will refund the pet deposit to the resident, less the amount of any damages caused by the pet to the dwelling unit, within thirty (30) days of move-out or removal of the pet from the unit. The resident will be billed for any amount that exceeds the pet deposit. The PHA will provide the resident with a written list of any charges against the pet deposit within ten (10) business days of the move-out inspection. If the resident disagrees with the amount charged against the pet deposit, the HACC will meet with the resident to discuss the charges.

Other Charges. All reasonable expenses incurred by the HACC as a result of damages directly attributable to the presence of the pet on the premises will be the responsibility of the resident including:

- The cost of repairs to the resident's dwelling unit
- Fumigation of the dwelling unit
- Repairs to common areas of the premises
- The expense of flea elimination

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs. Pet deposits will not be applied to the costs of pet-related damages during occupancy. Charges for pet-related damage are not part of rent payable by the resident.

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy. Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable thirty (30) calendar days after billing. If the family requests a grievance hearing within the required timeframe, the HACC may not take action for nonpayment of the charge until the conclusion of the grievance process. Charges for pet waste removal are not part of rent payable by the resident.

Part IV: Pet Deposits and Fees for General Occupancy Developments.

Overview. This part describes the HACC’s policies for pet deposits and fees for those who reside in general occupancy developments.

Pet Deposits. Pet owners are required to pay the following deposit. The deposit must be paid in full before the pet is brought on the premises.

<u>Type of Pet</u>	<u>Deposit</u>
Dog	\$250.00
Cat	\$150.00
Fish Aquarium	\$100.00
Caged Animal	\$100.00

The pet deposit is not part of rent payable by the resident.

The HACC will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within thirty (30) days of move-out or removal of the pet from the unit. The resident will be billed for any amount that exceeds the pet deposit. The HACC will provide the resident with a written list of any charges against the pet deposit within twenty (20) business days of the move-out inspection. If the resident disagrees with the amount charged against the pet deposit, the HACC will meet with the resident to discuss the charges.

Non-Refundable Nominal Pet Fee. The HACC does not require pet owners to pay a non-refundable nominal pet fee.

Other Charges. All reasonable expenses incurred by the HACC as a result of damages directly attributable to the presence of the pet on the premises will be the responsibility of the resident including:

- The cost of repairs to the resident's dwelling unit
- Fumigation of the dwelling unit
- Repairs to common areas of the premises
- The expense of flea elimination

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs. Pet deposits will not be applied to the costs of pet-related damages during occupancy. Charges for pet-related damage are not part of rent payable by the resident.

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy. Such charges will be due and payable thirty (30) calendar days after billing. Charges for pet waste removal are not part of rent payable by the resident.

10. Civil Rights Certification.

Civil rights certifications are included in the PHA Certifications of Compliance with the PHA Plans and Related Regulations, form HUD-50077. This form with an original signature was scanned, attached to the PHA 5-Year and Annual Plan and sent to the Office of Public Housing before January 15, 2010.

A. Statement of Consistency with the Consolidated Plan Urbana HOME Consortium, City of Urbana, Illinois

The HACC has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The HACC has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan.
 - The HACC has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The HACC has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the HACC in the coming year are consistent with the initiatives contained in the Consolidated Plan.
1. Improve the quality of the housing stock: The HACC will undertake several projects using its Capital Funds which will improve the quality of public housing.
 2. Provide Homeownership opportunities: The HACC has implemented its Section 8 Homeownership program that will provide opportunities for Section 8 residents to become first-time homeowners.
 3. Replacement of the demolished units at the former Lakeside Terrace with a combination of scattered site units, and Section 8 rent subsidies. At least 80% of the number of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children irrespective of their income.

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

AFFORDABLE HOUSING; in part “Additional subsidies for extremely low-income and very low-income tenants are needed such as tenant-based rent assistance, assistance with security deposits and first month’s rents and use of low-income housing tax credits”.

PUBLIC HOUSING; in part “Subsidized housing is greatly needed throughout Champaign County. However, family units owned and managed by the Housing Authority of Champaign County are generally considered last-resort housing due to poor living conditions. In the short-term family complexes should be renovated to ensure safe living conditions.

If redevelopment of Dunbar Court is possible without a significant reduction in the total number of permanent, subsidized housing units that are affordable to the lowest income families with children in the community, the City of Urbana will work with the Housing Authority of Champaign County to develop a Neighborhood Stabilization application for the redevelopment of Dunbar Court to create a mixture of public housing, rental or homeownership units and residents representing a mix of income. The City will assist in developing a plan which partners with the private sector to use private dollars to leverage Neighborhood Stabilization or other Federal funds to replace the demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies. Although Section 8 vouchers or certificates may be used to relocate households living at Dunbar Court at the time of redevelopment, at least 80% of demolished units will be replaced with permanent, subsidized housing units that will be affordable to extremely low-income families with children irrespective of their income.”

B. Statement of Consistency with the Consolidated Plan City of Champaign, Illinois

The HACC has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The HACC has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan.
- The HACC has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The HACC has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the HACC in the coming year are consistent with the initiatives contained in the Consolidated Plan.
 1. Improve the quality of the housing stock: The HACC will undertake several projects using its Capital Funds which will improve the quality of public housing.
 2. Provide Homeownership opportunities: The HACC has implemented its Section 8 Homeownership program that will provide opportunities for Section 8 residents to become first-time homeowners.

11. Fiscal Year Audit.

The HACC is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). The most recent fiscal audit was submitted to HUD. There were no findings as the result of that audit.

12. Asset Management.

The HACC is engaging in activities that will contribute to the long-term asset management of its public housing stock including how the HACC will plan for long-term

operating, capital investment, rehabilitation, modernization, disposition and other needs that have **not** been addressed elsewhere in this PHA Plan.

The types of asset management activities the HACC will undertake include the following:

- Development-based accounting
- Comprehensive stock assessment

13. Violence Against Women Act (VAWA)

Since the 2009 submittal the HACC has replaced its VAWA policy with the following:

An incident or incidents or actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of such violence.

The Housing Authority of Champaign County may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking of family members or others without terminating the assistance or evicting victimized lawful occupants.

The Housing Authority of Champaign County may honor court orders regarding the rights of access or control of the property, including civil protection orders, and other orders issued to protect the victim even where such orders neglected to address the distribution or possession of property among household members where the family breaks up.

There is no limitation on the ability of the Housing Authority of Champaign County to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking other than the victim may not be subject to a more demanding standard than non-victims.

There is no prohibition on the Housing Authority of Champaign County to evict a victim of domestic violence if it can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) tenancy is not terminated.

Any protection provided by law which gives greater protection to the victim is not superseded by these provisions.

The Housing Authority of Champaign County may require certification by the victim of the victim's status on such forms as the Housing Authority of Champaign County and/or HUD shall prescribe or approve.

VAWA Definitions

While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act (VAWA), the same definitions of domestic violence, dating violence and stalking and of immediate family member are provided in Title VI, Sections 606 and 607. The definition of stalking as provided in Title VI is specific to the housing provisions such as:

1. **Domestic Violence** - The term domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
2. **Dating Violence** - The term dating violence means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim and where the existence of such a relationship shall be determined based on a consideration of the following factors: (1) the length of the relationship, (2) the type of relationship and (3) the frequency of interaction between the persons involved in the relationship.
3. **Stalking** – The term stalking means-to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate another person and to place under surveillance with the intent to kill, injure, harass or intimidate another person and in the course of, or as a result of such following, pursuit, surveillance or repeatedly committed acts to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to that person, a member of the immediate family of that person or the spouse or intimate partner of that person.
4. **Immediate Family Member** – The term immediate family member means a spouse, parent, brother, sister, son, daughter, an individual to whom one stands in loco parentis or any other person living in the household and related by blood or marriage.



**UNAPPROVED
MINUTES
COMMUNITY DEVELOPMENT COMMISSION MEETING
Tuesday, November 24, 2009, City Council Chambers
400 South Vine Street, Urbana, IL 61801**

NOTE: A General Public Hearing on the preparation of the City of Urbana and Urbana HOME Consortium Consolidated Plan for Fiscal Years (FY) 2010-2014 was held immediately before this meeting. Chairperson Cobb opened the hearing at 7:03 p.m. and closed it at 7:52 p.m.

Call to Order: Chairperson Cobb called the meeting to order at 7:53 p.m.

Roll Call: Connie Eldridge called the roll. A quorum was present.

Commission Members Present: Fred Cobb, Janice Bengtson, George Francis, Theresa Michelson, Brad Roof, Anne Heinze Silvis, Dennis Vidoni

Commission Members Absent: Chris Diana, Jerry Moreland

Others Present: John Schneider, Jennifer Gonzalez and Connie Eldridge, Community Development Services; Durl Kruse; Esther Patt, Champaign-Urbana (C-U) Tenant Union; Katrin Klingenberg, Ecological Construction Laboratory (e-co lab); Belden Fields; Julie Watkins; Edward Bland, Jr. and Patty Smith, Housing Authority of Champaign County.

Approval of Minutes: *Chairperson Cobb asked for approval or corrections to the September 22, 2009 Community Development (CD) Commission minutes. Commissioner Vidoni moved to approve the minutes, and Commissioner Francis seconded the motion. Referencing page 4, fourth paragraph, last sentence, Commissioner Roof clarified that his comment was based on e-co lab's current contract with the City. The contract indicated that e-co lab would pre-sell their homes. It had been conveyed to the CD Commission that e-co lab would move forward in a different manner to avoid the past issue on Fairview Avenue. Commissioner Vidoni changed his motion to accept the minutes with this modification, and Commissioner Francis seconded it. The motion carried unanimously.*

Petitions and Communications: None.

Staff Report: Mr. Schneider provided an abbreviated staff report. The Fall 2009 Neighborhood Cleanup was a successful event. The following was distributed: an updated schedule for FY 2010-2014 Consolidated Plan and FY 2010-2011 Annual Action Plan; Notice of a 30 Day Public Comment Period and Public Hearing for Analysis of Impediments to Fair Housing Choice; a directory of Who's Who in Government from the Champaign County League of Women Voters 2009-2010.

Old Business: None.

New Business: **An Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2008-2009 and FY 2009-2010 Annual Action Plans** – Mr. Schneider reviewed the process to amend

Annual Action Plans and the proposed amendments. There are three proposed HOME Program amendments: (1) Urbana HOME Consortium—Super Energy Efficient Modular Single Family Home (FY 08-09 Community Housing Development Organization [CHDO] Operating Funds) Reallocated HOME Funds \$16,836; (2) City of Urbana HOME Program—Kerr Avenue Sustainable Development (FY03-04, 04-05, 05-06 Entitlement Funds) Reallocated HOME Funds: \$174,000; (3) City of Champaign HOME Program—Acquisition Rehab Program (FY 09-10 Entitlement Funds) Reallocated HOME Funds \$200,000.

HOME CHDO funds originally programmed for the now closed Urban League of Champaign County Development Corporation (ULCCDC) are being reallocated to e-co lab, which needed more funds to develop its second home. The Department of Housing and Urban Development (HUD) requires that at least 15% of HOME funds be allocated to CHDO reserve projects. In response to Commissioner Roof, Mr. Schneider clarified the CHDO operating funds will be used for a CHDO project. Referencing the term “CHDO Reserve,” Chairperson Cobb asked about the actual term how the funds were being held. Mr. Schneider replied this was HUD’s technical term. Participating jurisdictions are required to set aside 15% of HOME funds for CHDOs to use for CHDO projects.

Kerr Avenue Sustainable Development is a City of Urbana Council goal. HOME funds originally allocated for the property acquisition are available because funds from Fairlawn Village loan repayment were used to pay for the acquisition. HOME funds may only be used within a certain timeframe for property acquisition. Although the economy has affected progress of the development, the City is setting aside funds for that project.

The City of Champaign City Council approved the relocation of its HOME Program funds from Full Home Improvement to Acquisition Rehab. In response to Commissioner Vidoni, Mr. Schneider explained that Champaign will use HOME funds to rehab houses and will try to keep the affordability period under five years.

Commissioner Roof moved to recommend to City Council approval of an Ordinance Approving Further Modifications to the City of Urbana and Urbana/Champaign/Champaign County HOME Consortium FY 2008-2009 and 2009-2010 Annual Action Plans. Commissioner Silvis seconded the motion, and the motion carried unanimously.

An Ordinance Approving and Authorizing a Second Amendment to an Urbana HOME Consortium Community Housing Development Organization Agreement (Ecological Construction Laboratory – Super Energy Efficient Home FY 2007-2008) – Mr. Schneider explained this is the actual administrative action to amend the CHDO Developer Agreement with e-co lab for an Affordable Passive House at 1302 West Dublin Street, Urbana.

Commissioner Roof asked for clarification of the total cost of the house (\$172,000) and the amount of subsidy (\$117,500). Katrin Klingenberg, Executive Director of e-co lab, explained the goal was to start at that price. Based on previous experience, e-co lab is looking for opportunities to bring down the cost to \$100,000. There was discussion on the square foot price of \$130 and how it compared with e-co lab’s homes on Fairview Avenue. Ms. Klingenberg noted the Fairview homes had higher costs due to being held longer. Homeway Homes has been working with e-co lab to design and produce modular homes that construction would be within a two months period.

In response to Commissioner Roof, Mr. Schneider stated that e-co lab's houses at 1005 and 1007 West Fairview appraised at \$125,000. Commissioner Roof was concerned about the cost of Homeway homes versus stick built construction. Ms. Klingenberg stated the benefits of modular construction get better the more that are produced. A very small house does not benefit as much from mass production. E-co lab would like the product to proceed as soon as possible, and this funding is for immediate issues. Due to the assumption that e-co lab builds a prototype house, there are issues finding developers and investors for affordable housing. In Europe, affordable housing must be built to higher standards.

Commissioner Roof was concerned about building expensive houses and having to subsidize them. Considering the market value of neighboring houses, he requested further analysis on the "path to getting this affordable." Mr. Schneider requested data on the cost savings for utilities. Commissioner Vidoni felt that e-co lab is a good project for the community from an environmental and conservation perspective.

Commissioner Vidoni left the meeting at 8:17 p.m.

There was discussion on the cost per square foot, cost effectiveness, and market value of Homestead homes. Commissioner Roof requested more data. Ms. Klingenberg noted the cost per square foot looks higher because it is based on usable interior space. The passive homes have much thicker walls. Commissioner Francis felt that numbers make a point, and e-co lab should describe the money saved by lower utility costs. Commissioner Michelson thought of this project as a prototype on the cutting edge. There will be future economy of scale. Commissioner Roof agreed; however, he requested more evidence for future contracts.

Commissioner Michelson moved to recommend to City Council approval of an Ordinance Approving and Authorizing a Second Amendment to an Urbana HOME Consortium Community Housing Development Organization Agreement (Ecological Construction Laboratory – Super Energy Efficient Home FY 2007-2008). Commissioner Francis seconded the motion, and the motion carried unanimously.

Mr. Schneider requested the order of the agenda be changed to accommodate the members of the audience. *Commissioner Francis moved to change the order of the agenda by placing New Business Item D before New Business Item C. Commissioner Michelson seconded the motion, and the motion carried unanimously.*

A Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan FY 2010-2014, and the Annual Plan for Fiscal Year 2010 – Mr. Schneider stated that Grants Management Division staff compared the Housing Authority's plan with the City's current Consolidated Plan. HUD no longer requires the Housing Authority to submit the City of Urbana's Certification of Consistency; rather, it must be kept on file.

The new plan is structurally different from the old plan. Section 5.2 includes accomplishments of the Five-Year Plan, one being the demolition of public housing units at Lakeside Terrace. The redevelopment, now known as Crystal View Townhomes, is currently underway, and Certificates of Occupancy have been issued for the first four buildings. Section 7.0 discusses the future

redevelopment of Dunbar Court in Urbana. Attachment 9 discusses strategies for addressing housing needs. The Housing Authority's Five Year Plan FY 2010-2014 and the Annual Plan for FY 2010 is consistent with the City of Urbana's Consolidated Plan.

The Public Housing Authority (PHA) Plan Update includes changes from the last Annual Plan. The actual language on housing for extremely low-income persons is taken verbatim from the City's Consolidated Plan.

Chairperson Cobb noted the City of Urbana's plan does not allow discrimination against those who have been incarcerated. However, Attachment 5.2, page 3 of the Housing Authority's Plan refers to criminal background checks. Ed Bland, Executive Director of the Housing Authority, stated this is required by federal law. He discussed the origin of this federal law, which was put into place in the 1990s. While some Housing Authorities check the past 10-15 years, the Housing Authority of Champaign County checks only the past five years.

Chairperson Cobb questioned how this would be consistent with the City of Urbana's Consolidated Plan. Mr. Bland stated most of their funding was federal; therefore, the Housing Authority must follow federal guidelines. Mr. Schneider noted the language prohibiting discrimination among those who have been incarcerated was in the Urbana Human Rights Ordinance, but not in the Consolidated Plan. Federal law supersedes other laws. There was discussion on whether this deviation was acceptable. Which regulations apply depends on the type of funding.

In response to Chairperson Cobb, Mr. Schneider said the Housing Authority will incorporate any comments received before the end of the comment period.

In response to Commissioner Michelson, Mr. Bland confirmed the Housing Authority has reduced the vacancy turn-around time from 149 to 18 days because they are requiring more accountability in getting it done. He reviewed the Section 8 waiting list, which currently has 1500 families. This list is closed, with a projected opening in 2013-2014. The Public Housing waiting list for two, three or four bedrooms will open in 2012. The waiting list for one-bedroom units for persons 50 years old or older has a shorter waiting list.

There was discussion on how changing income affected a person's position on the waiting list. Once a year the Housing Authority sends a letter to everyone on the list to confirm or remove persons. When an applicant reaches the top of the list, the Housing Authority must confirm his/her income. If the applicant is over income, the Housing Authority removes him/her from the list. The Housing Authority pays the entire rent for those families with zero income.

Referencing the community's immediate needs, Commissioner Roof inquired if the Housing Authority could update the waiting lists more frequently. Mr. Bland described the large pool of applicants and how the process could become unmanageable. Priority is based on date and time of application.

The Housing Authority is purchasing 24 housing units in the City of Champaign and purchasing seven acres in Rantoul to build additional units. The bulk of the housing units are in Champaign/Urbana. The Housing Authority would like to provide housing for families in other parts of Champaign County.

In response to Commissioner Michelson, Mr. Bland explained how persons with Section 8 vouchers may use those vouchers anywhere in the United States. There is a process where the Housing Authority either bills or receives bills from other Housing Authorities for Section 8 vouchers.

Commissioner Michelson asked about landlords refusing Section 8 vouchers. Mr. Bland replied the Housing Authority inspects rental properties and regulates rent amounts. For example, because the Housing Authority rents are lower than the market rent in the campus town area, no families with Section 8 vouchers live in that area.

Commissioner Silvis moved to recommend to the Mayor approval of a Resolution Authorizing the Mayor to Execute a Certification of Consistency for the Housing Authority of Champaign County Five-Year Plan FY 2010-2014, and the Annual Plan for Fiscal Year 2010. Commissioner Francis seconded the motion, and the motion carried unanimously.

An Ordinance Approving the *Analysis of Impediments to Fair Housing Choice for the City of Urbana 2010* – Jennifer Gonzalez, HOME Program Grants Associate, gave a PowerPoint presentation on the *Analysis of Impediments*. HUD requires any community that receives Community Development Block Grant (CDBG) funds to prepare this report. She reviewed the resources used, including updated data from the American Community Survey, 2005-2007. The report defined impediments and identified four different categories. The last *Analysis of Impediments* was completed in 2003-2004. There will be a public hearing on December 8, 2009, with comments accepted until December 21, 2009.

There is difficulty in tracking accessible units in the community. Although PACE (Persons Assuming Control of Their Environment) tracks accessible units, there is a need for landlords and realtors to keep the lists up-to-date. Also, the City of Urbana offers an Access Grant Program for moderate income renters and homeowners.

Another impediment is landlords unwilling to translate housing documents. One suggestion is to work with the University of Illinois to create lease templates in different languages.

Todd Rent, the City of Urbana's Human Relations Officer, stressed the need for agencies to collaborate and streamline their marketing and education efforts in the community.

The last impediment is housing affordability and age of housing stock, which can burden homeowners. There are lead paint and energy issues.

In response to Commissioner Michelson, Ms. Gonzalez described how some organizations offer consultant testing for discrimination. Esther Patt, Champaign-Urbana Tenant Union Executive Director, would like this type of testing. However, few local organizations can do this, and consultants are expensive. Commissioner Michelson stated she did not want tax funds used for this purpose. Ms. Gonzalez noted the University of Illinois is a good resource and can offer technical assistance.

In response to Chairperson Cobb, Ms. Gonzalez explained that it was safer to stay with 2000 Census data rather than use estimates. As new data becomes available, the report can be updated.

Although she felt it was not good for landlords to discriminate, Commissioner Michelson questioned the use of undercover action to find discrimination. Ms. Gonzalez mentioned landlords discriminating against families with children and educating tenants as to when they should file a complaint. Chairperson Cobb asked about an alternative process that would be effective. Commissioner Michelson was concerned about City staff using their limited time and resources to do discrimination testing. Commissioner Silvis felt if the remedy was education, the funds were better spent on education.

There was discussion on why discrimination testing was included, whether or not there was a precedent, whether this method was used in other circumstances, and the consequence of “catching” a landlord who discriminates. Commissioner Francis stated if illegal activity was discovered, there was an obligation to report it.

Commissioner Silvis emphasized education for tenants so they understand when they are being discriminated against. Ms. Gonzalez indicated that Todd Rent also stressed education. Chairperson Cobb suggested getting feedback from the Legal and Human Relations Division as to the accuracy of the wording. Rather than saying “will consider,” Mr. Schneider suggested “could consider.” In response to Chairperson Cobb, Mr. Schneider explained staff would work with the Human Relations Officer in serious situations where tenants do not know their rights.

Commissioner Roof inquired about a source of funding and scope of cost. Mr. Schneider did not know if these activities would be eligible for HOME funds and indicated staff would have to work with Mr. Rent. Ms. Gonzalez added that Mr. Rent has reviewed and edited this report.

Debate continued on whether changing the wording from “would” to “could” would make the program ineffectual. Commissioner Michelson was uncomfortable with an undercover testing situation. Although she did not like it, Commissioner Bengtson felt if it was important, testing should be handled in some way.

Commissioner Roof moved to amend the language on page 10, third paragraph, to read “The City could consider undertaking a tailored testing program and/or education program of its own...” There were questions on who would be educated, the timing of testing, and gathering additional data. Chairperson Cobb suggested leaving testing out. Commissioner Roof decided to strike this motion and replace it with a new motion.

Commissioner Roof moved to recommend to City Council approval of the Analysis of Impediments to Fair Housing Choice 2010 with the following change: to amend the language on page 10, third paragraph, Impediment: Inefficient Complaint System, to read, “The City could consider undertaking a program of its own to minimize consulting expenses. He clarified that “tailored testing” would be deleted and “will” be changed to “could.” Commissioner Silvis seconded the motion. The motion carried with 5 ayes, 1 no.

In response to Commissioner Roof, Mr. Schneider will ask e-co lab if they have a buyer for the house to be constructed at 1302 West Dublin Street, Urbana. Mr. Schneider will email the answer.

Adjournment: Chairperson Cobb adjourned the meeting at 9:30 p.m.

Recorded by Connie Eldridge

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