

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
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1.0	PHA Information PHA Name: <u>Housing Authority of Henry County</u> PHA Code: <u>IL009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" 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>454</u> Number of HCV units: <u>176</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 <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	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: The purpose of the Housing Authority of Henry County is to be a participating member of the community while providing qualified individuals with affordable housing opportunities that will assist them in achieving their goals.												

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.

Goal: Improve Quality of Assisted Housing

Objective 1: Improve Public Housing management score (PHAS score) Standard Performer – 87

Objective 2: Maintain voucher management score (SEMAP score) High Performer

Objective 3: Improve customer satisfaction

- a) continue to meet with Tenant Council Presidents/Resident Advisory Board
- b) continue to attend monthly Tenant Council Meetings
- c) encourage resident participation

Objective 4: Concentrate on efforts to improve management functions

- a) improve unit turnaround time to ≤ 30 days
- b) improve application process
- c) reduce vacancy rate to ≤ 10%

Objective 5: Renovate or modernize public housing units

- a) Continue to utilize capital fund program
- b) Convert efficiency units at Lincoln House
- c) Maintain capital fund obligation and expenditure deadlines
- d) Conduct Physical Needs Assessment of all Public Housing properties
- e) Finalize expenditure of ARRA funds in accordance with HUD guidelines

Objective 6: Demolish or Dispose of obsolete public housing

- a) Evaluate recommendations of physical needs assessment
- b) Apply for approval to demolish or dispose of units as necessary
- c) Apply for replacement vouchers if needed

Goal: Increase Assisted Housing Choices

Objective 1: Increase efforts to utilize 100% of vouchers (176)

- a) Review HAP allowances monthly
- b) Review HCV financials monthly to evaluate adding additional voucher participants
- c) Monitor waiting list

Objective 2: Conduct outreach efforts to potential voucher landlords

- a) Issue landlord newsletter
- b) Conduct annual landlord meeting to update landlords on changes in regulations
- c) Continue to recruit new landlords

Objective 3: Implement voucher homeownership program

- a) Survey local lenders for homebuyer education needs/foreclosure statistics
- b) Study HCV homeownership feasibility
- c) Apply for necessary funding if applicable

Objective 4: Evaluate need for addition affordable housing within Henry County

- a) Review needs assessment and evaluate opportunities to apply for tax credit projects

Goal: Improve Community Quality of Life and Economic Vitality

Objective 1: Designate developments for particular resident groups

- a) Evaluate and apply to have developments designated for elderly only
- b) Evaluate and apply to have developments designated for working and mixed income families

Objective 2: Improve Security in public housing

- a) Evaluate current status of security program
- b) Apply for funding to upgrade security systems if available

Goal: Promote Self-Sufficiency and asset development of families and individuals

Objective 1: Evaluate efforts to improve specific management functions

- a) Public Housing: review/refine organizational status
- b) HCV Program: assess staff function
- c) Grant Funded Programs: assess staff function and apply for additional funding if available

Goal: Ensure Equal Opportunity in Housing for all Americans

Objective 1: Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

Objective 2: Continue to enforce affirmative measures to provide a suitable living environment for families in all programs (public housing, voucher, other housing) regardless of race, color, religion, national origin, sex, familial status and disability.

Objective 3: Continue to provide access to training for staff and residents to enforce affirmative measures to ensure accessibility to all agency programs regardless of race color, religion, national origin, sex familial status and disability.

Other PHA Goals and Objectives:

Goal: Evaluate all PHA Housing Stock

Objective 1: Conduct Physical Needs Assessment of all Public Housing stock

Objective 2: Develop/Finalize Asset Management plan for all Public Housing Authority properties

Goal: Evaluate Agency

Objective 1: Evaluate/Upgrade Staff skills

- a) Develop Staff Training Schedule
- b) Host on-site trainings
- c) Conduct annual staff retreat to update staff on changes in regulations and policies

Goal: Evaluate Public Housing Social Service Programs – current delivery models and effectiveness

Objective 1: Conduct needs assessment

Objective 2: Apply for necessary and available funding

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures (See Attachment A – il009a02) 2. Financial Resources (See Attachment B – il009b02) 3. Rent Determination (See Attachment C – il009c02) 4. Operations and Management (See Attachment D – il009d02) 5. Grievance Procedures (See Attachment E – il009e02) 6. Designated Housing for Elderly and Disabled Families (See Attachment F – il009f02) 7. Community Service and Self-Sufficiency (See Attachment G – il009g02) 8. Safety and Crime Prevention (See Attachment H – il009h02) 9. Pets (See Attachment I – il009i02) 10. Civil Rights Certification (See Attachment J – il009j02) 11. Fiscal Year Audit (See Attachment K – il009k02) 12. Asset Management (See Attachment L – il009l02) 13. Violence Against Women Act (See Attachment M – il009m02) 14. Carbon Monoxide Detector Act (See Attachment N – il009n02) 15. Resident Advisory Board Comments (See Attachment O - il009o02) 16. Challenged Elements (See Attachment P – il009p02) 17. Procurement Plan (See Attachment Q – il009q02) <p>(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.</p> <p>The public may obtain copies of the 5 year and Annual PHA plan at the following locations:</p> <ol style="list-style-type: none"> 1) Main Administrative Office: 125 N. Chestnut St. Kewanee, I L 61443 2) AMP 1: Fairview Apartments 100 Fairview Jct., Kewanee, IL 61443 3) AMP 2: Hollis House 605 Hollis St., Kewanee, IL 61443
7.0	<p>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></p> <p>The HAHC currently has 10 project based vouchers at Parkside Apartments located at 125 N. Chestnut St., Kewanee, IL. Depending on availability, the HAHC may submit applications for more project-based vouchers in the future for projects related to affordable housing within Henry County.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p> <p>See Attachment il009r02</p>
8.2	<p>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.</p> <p>See attachment il009s02</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.</p>
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 il009t02</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 U – il009u02</p>

<p>10.0</p>	<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. See Attachment il009w02</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>1. Substantial Deviation from the 5 year plan Substantial deviations from the 5 year plan occur when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 year plan.</p> <p>2. Significant Amendment or Modification to the Annual Plan Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally changes the plans of the agency and which requires formal approval of the Board of Commissioners.</p>

<p>11.0</p>	<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>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</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>(g) Challenged Elements</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>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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Strategy for addressing Housing Needs

Currently, the Housing Authority is experiencing a high vacancy rate at its family units. Previous to the adoption of the Five Year and Annual Plan some administrative changes were made which we hope will help to resolve this matter.

Based on the HAHC waiting list our agency plans to accomplish the following:

1. Evaluate marketing strategies
2. Develop marketing plan for the entire agency
3. Evaluate information contained in the Physical Needs Assessment to determine the need for demolition/disposition of units
4. Evaluate vacancy issues at each site
5. Evaluate unit turnaround concerns
6. Determine if there is a need for any additional unit conversion of efficiency units in AMP 2
7. Incorporate the results of the PNA with the HAHC Asset Management Plan
8. Accomplish and sustain a vacancy rate of $\leq 5\%$ at AMPs 1 & 2

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Statement of Housing Needs

Sources of Information

1. State Consolidated Plan – IHDA
2. HAHC waiting list

Waiting List Information

AMP 1 - Family Units

0 Bedroom	0
1 Bedroom	46
2 Bedroom	33
3 Bedroom	15
4 Bedroom	5

AMP 2 -Elderly Units

0 Bedroom	0
1 Bedroom	0
2 Bedroom	0

Housing Choice Voucher Program

Total Current Waiting List: 200 (began with 230)

Elderly:	13
Known Disabled:	16

Family Size:

Single:	34
2 Person:	54
3 Person:	47
4 Person:	33
5 Person:	18
6 Person:	8
7 Person:	6

Location:

# of Families Residing in Henry County:	109
# of Families Residing outside Henry County:	91

HOUSING ASSISTANCE NEEDS OF LOW AND MODERATE INCOME

Non Metro Counties	Renter Occupied					Owner Occupied			
	Elderly	Small Related	Large Related	All Others	Total Renters	Elderly	All Others	Total Owners	Total Households
Very Low Income (0-50% MFI)	25,822	25,663	5,006	30,055	86,546	54,311	42,321	96,632	183178
0-30% MFI	13,567	13,599	2,626	18,565	48,357	20,801	18,927	39,728	88085
% with any housing Problems	53%	72%	84%	71%	67%	67%	77%	72%	69%
% cost Burden >30%	52%	71%	77%	70%	65%	66%	75%	70%	47%
% cost burden >50%	31%	52%	48%	54%	47%	38%	75%	47%	47%
31 to 50% MFI	12,255	12,064	2,380	11,490	38,189	33,510	23,394	56,904	95,903
% with any housing problems	41%	53%	60%	54%	50%	31%	60%	43%	46%
% cost burden >30%	41%	51%	38%	52%	47%	30%	57%	41%	44%
% cost burden >50%	11%	8%	4%	13%	10%	11%	25%	17%	14%

Other low-income (51-80% MFI)	8,574	17,232	4,136	14,515	44,457	48,442	56,934	105,376	149,833
% with any housing problems	20%	14%	30%	18%	18%	13%	32%	23%	21%
% cost burden >30%	19%	10%	6%	16%	14%	12%	30%	22%	19%
% cost burden >50%	3%	1%	1%	1%	1%	3%	6%	5%	4%
Moderate income (>80% MFI)	7,878	32,732	5,462	23,075	69,147	91,653	29,4108	385,761	454,908
% with any housing problems	5%	2%	21%	3%	4%	4%	7%	6%	6%

* Information from Consolidated Plan for the State of Illinois – contained in the IHDA Consolidated Plan 2010

Part I: Summary

PHA Name/Number Housing Authority of Henry County / IL009		Locality (City/County & State) Kewanee/Henry/Illinois			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name IL 9-1/Fairveiw AMP1	Work Statement for Year 1 FFY _____	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		382,500.00	122,500.00	331,000.00	80,000.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		10,000.00	0.00	0.00	0.00
E.	Administration		13,333.00	13,330.00	13,330.00	13,330.00
F.	Other					
G.	Operations		26,666.00	26,666.00	26,666.00	26,666.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		432,499.00			
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		442,499.00	172,499.00	380,999.00	129,996.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year: <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-1/Fairveiw AMP1			
	Part-time police	40,000.00	Part-time police	40,000.00
		Subtotal of Estimated Cost	\$40,000.00	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year: <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-1/Fairveiw AMP1			
	Part-time police	40,000.00	Part-time police	40,000.00
		Subtotal of Estimated Cost	\$40,000.00	Subtotal of Estimated Cost

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20

Part I: Summary						
PHA Name/Number Housing Authority of Henry County / IL009		Locality (City/County & State) Kewanee/ Henry/Illinois			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name IL 9-4 Washington AMP2	Work Statement for Year 1 FFY _____	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		70,000.00	90,000.00	320,000.00	0.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		13,333.00	13,333.00	13,333.00	13,333.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		26,666.00	26,666.00	26,666.00	26,666.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		119,999.00	139,999.00	369,999.00	49,999.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		119,999.00	139,999.00	369,999.00	49,999.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>		Work Statement for Year: <u>2011</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-4 Washington AMP 2		IL 9-4 Washington AMP 2	
	Part- Time Police	10,000.00	Part- Time Police	10,000.00
		Subtotal of Estimated Cost	\$10,000.00	Subtotal of Estimated Cost

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20

Part I: Summary		Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
PHA Name/Number		Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____ 2010 _____	Work Statement for Year 3 FFY _____ 2011 _____	Work Statement for Year 4 FFY _____ 2013 _____	Work Statement for Year 5 FFY _____ 2014 _____
A.	Development Number and Name IL 9-5 Lincoln AMP 3					
B.	Physical Improvements Subtotal		90,000.00	45,000.00	60,000.00	70,000.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		13,333.00	13,333.00	13,333.00	13,333.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		26,666.00	26,666.00	26,666.00	26,666.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		139,999.00	94,999.00	109,999.00	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		139,999.00	94,999.00	109,999.00	119,999.00

Part III: Supporting Pages – Management Needs Work Statement(s)					
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY			Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
	IL 9-5 Lincoln AMP 3		IL 9-5 Lincoln AMP 3		
	Part-Time Police	10,000.00	Part-Time Police	10,000.00	
		Subtotal of Estimated Cost	\$10,000.00	Subtotal of Estimated Cost	\$10,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-5 Lincoln AMP 3		IL 9-5 Lincoln AMP 3	
	Part-Time Police	10,000.00	Part-Time Police	10,000.00
		Subtotal of Estimated Cost	\$10,000.00	Subtotal of Estimated Cost

Part I: Summary		Locality (City/County & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
PHA Name/Number		Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
A.	Development Number and Name	FFY _____	FFY _____ 2010 _____	FFY _____ 2011 _____	FFY _____ 2012 _____	FFY _____ 2013 _____	
B.	Physical Improvements Subtotal		170,000.00	50,000.00	95,000.00	170,000.00	
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00	
E.	Administration		13,333.00	13,333.00	13,333.00	13,333.00	
F.	Other		0.00	0.00	0.00	0.00	
G.	Operations		26,666.00	26,666.00	26,666.00	26,666.00	
H.	Demolition		0.00	0.00	0.00	0.00	
I.	Development		0.00	0.00	0.00	0.00	
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00	
K.	Total CFP Funds		219,999.00	89,999.00	144,999.00	219,999.00	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00	
M.	Grand Total		219,999.00	89,999.00	144,999.00		

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2010 FFY 2010		Work Statement for Year: 2011 FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-6 Maple City AMP4		IL 9-6 Maple City AMP4	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2012 FFY 2012		Work Statement for Year: 2013 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-6 Maple City <i>AMP4</i>		IL 9-6 Maple City <i>AMP4</i>	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20

Part I: Summary		Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
PHA Name/Number	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____ 2010 _____	Work Statement for Year 3 FFY _____ 2012 _____	Work Statement for Year 4 FFY _____ 2013 _____	Work Statement for Year 5 FFY _____ 2014 _____
A.	Development Number and Name IL 9-7 Hollis House AMP 2				
B.	Physical Improvements Subtotal	165,000.00	45,000.00	90,000.00	170,000.00
C.	Management Improvements	10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment	0.00	0.00	0.00	0.00
E.	Administration	13,333.00	13,333.00	13,333.00	13,333.00
F.	Other	0.00	0.00	0.00	0.00
G.	Operations	26,666.00	26,666.00	26,666.00	26,666.00
H.	Demolition	0.00	0.00	0.00	0.00
I.	Development	0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service	0.00	0.00	0.00	0.00
K.	Total CFP Funds	214,999.00	94,999.00	139,999.00	219,999.00
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00
M.	Grand Total	214,999.00	94,999.00	139,999.00	219,999.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>		Work Statement for Year: <u>2011</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-7 Hollis House AMP 2		IL 9-7 Hollis House AMP 2	
	Part-Time Police	10,000.00	Part-Time Police	10,000.00
		Subtotal of Estimated Cost	\$\$10,000.00	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year: <u>2013</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
	IL 9-7 Hollis House AMP 2		IL 9-7 Hollis House AMP 2	
	Part-Time Police	10,000.00	Part-Time Police	10,000.00
		Subtotal of Estimated Cost	\$10,000.00	Subtotal of Estimated Cost

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name IL 9-7 Lakeland Terrace AMP1	Work Statement for Year 1 FFY _____	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		320,000.00	0.00	245,000.00	470,000.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		13,333.00	13,333.00	13,333.00	13,333.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		26,666.00	26,666.00	26,666.00	26,666.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		369,999.00	49,999.00	284,999.00	519,999.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		369,999.00	49,999.00	284,999.00	519,999.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>		Work Statement for Year: <u>2011</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	IL 9-7 Lakeland Terrace AMP1		IL 9-7 Lakeland Terrace AMP1	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year: <u>2013</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
	IL 9-7 Lakeland Terrace AMP1		IL 9-7 Lakeland Terrace AMP1	
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

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		FFY of Grant: 2007 FFY of Grant Approval: 2007
PHA Name: Houaing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: IL06P00950107 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	0.00			
3	1408 Management Improvements	93,000.00		9,821.82	9,821.82
4	1410 Administration (may not exceed 10% of line 21)	80,000.00		28,622.58	28,622.58
5	1411 Audit	1,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	62,000.00		33,310.89	33,310.89
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	68,110.00		0.00	0.00
10	1460 Dwelling Structures	442,719.00		471,912.63	471,912.63
11	1465.1 Dwelling Equipment--Nonexpendable	10,000.00		0.00	0.00
12	1470 Non-dwelling Structures	8,000.00		0.00	0.00
13	1475 Non-dwelling Equipment	50,000.00		10,500.00	10,500.00
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	1,000.00		0.00	0.00
17	1499 Development Activities ⁴	0.00			

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

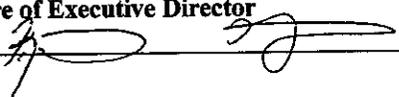
Part I: Summary	
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: IL06P00950107 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval: 2007	

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 06/30/2009

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	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	815,829.00			
21	Amount of line 20 Related to LBP Activities	5,000.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	40,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director 	Date 11/10/10	Signature of Public Housing Director	Date
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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: Houaing Authority of Henry County			Grant Type and Number Capital Fund Program Grant No: IL06P00950107 CFFP (Yes/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	
HA-Wide	Part-Time Police	1408		40,000.00		9,821.82	9,821.82	Ongoing
HA-Wide	Resident Services Coordinator	1408	1	40,000.00		0.00	0.00	
HA-Wide	Summer Camp Assistant	1408	1	10,000.00		0.00	0.00	
HA-Wide	Training	1408		1,000.00		0.00	0.00	
HA-Wide	Consultant	1408		1,000.00		0.00	0.00	
HA-Wide	Software	1408		1,000.00		0.00	0.00	
HA-Wide	Adm. Salaries	1410		78,000.00		26,303.96	26,303.96	Ongoing
HA-Wide	Sundry	1410		1,000.00		2,201.20	2,201.20	Ongoing
HA-Wide	Insurance	1410		1,000.00		117.42	117.42	Ongoing
HA-Wide	Audit	1411		1,000.00		0.00	0.00	
Amp 3 Lincoln House	A&E Services (Merge Units)	1430		57,000.00	19,000.00	13,940.00	13,940.00	Ongoing
Amp 3 Lincoln House	A&E Services (Elevator Modernization)	1430		0.00	19,000.00	4,231.46	4,231.46	Ongoing
Amp 2 Hollis House	A&E Services (Construct Elevator)	1430		0.00	19,000.00	14,729.43	14,729.43	Ongoing
HA-Wide	LBP/Asbestos Testing	1430		5,000.00		410.00	410.00	Ongoing

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: Houaing Authority of Henry County			Grant Type and Number Capital Fund Program Grant No: IL06P00950107 CFFP (Yes/ 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	
HA-Wide	Landscaping	1450		0.00	4,000.00	0.00	0.00	
Amp 4 Maple City	Add Parking/Overlay	1450	1	50,000.00		0.00	0.00	
HA-Wide	Concrete Repair	1450		14,110.00		0.00	0.00	
Amp 2 Hollis House	Construct 2 nd Elevator	1460	1	250,000.00		127,075.00	127,075.00	Ongoing
Amp 2 Hollis House	Modernize Elevator	1460	1	62,719.00		125,391.20	125,391.20	Ongoing
Amp 3 Lincoln House	Modernize Elevator	1460	1	0.00	130,000.00	219,446.35	219,446.35	Ongoing
Amp 1 Fairview	Replace Roofs	1460	8	130,000.00	0.00	0.00	0.00	Delete
HA-Wide	Appliances	1465	44	10,000.00		0.00	0.00	
Amp 1 Fairview	Storage Building	1470	1	8,000.00		0.00	0.00	
HA-Wide	Vehicle	1475	1	25,000.00		0.00	0.00	
HA-Wide	Computer Hardware	1475		5,000.00		0.00	0.00	
HA-Wide	Mower	1475	1	20,000.00		10,500.00	10,500.00	Complete
HA-Wide	Relocation	1495	1,000.00			0.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

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 Henry County	Grant Type and Number Capital Fund Program Grant No: IL06P00950108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	0.00			
3	1408 Management Improvements	55,000.00			
4	1410 Administration (may not exceed 10% of line 21)	87,000.00	86,000.00		
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	65,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	138,000.00	310,000.00		
10	1460 Dwelling Structures	502,712.00	305,712.00	2,201.50	2,201.50
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	1,000.00			
17	1499 Development Activities ⁴	0.00			

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				FFY of Grant:2008	
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <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	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	10,110.00	45,822.00		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	868,822.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000.00			
23	Amount of line 20 Related to Security - Soft Costs	40,000.00			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	259,172.00			
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		1/28/10			

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 Henry County			Grant Type and Number Capital Fund Program Grant No: IL06P00950108 CFFP (Yes/ 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	
HA Wide	Part-time Police	1408		40,000.00				
HA Wide	Resident Services	1408		10,000.00				
HA Wide	Training	1408		5,000.00				
HA Wide	Admn. Salaries	1410		85,000.00				
HA Wide	Sundry	1410		1,000.00				
HA Wide	Audit	1411		0.00				
HA Wide	A&E Services	1430		60,000.00				
HA Wide	Environmental Testing	1430		5,000.00				
IL 9-1 Fairview Amp 1	Concrete Replacement	1450		50,000.00	100,000			
IL 9-5 Lincoln Amp 3	Concrete Replacement	1450		0.00	100,000			
IL 9-7 Hollis Anp 2	Concrete Replacement	1450		0.00	25,000			
IL 9-7 Lakeland Amp1	Concrete Replacement	1450		0.00	50,000			
IL 9-4 Wash. Amp2	Concrete Replacement	1450		0.00	25,000			
HA Wide	Landscaping	1450		1,000.00				
HA Wide	Asphalt Overlay/Add Parking	1450		87,000.00	0.00	0.00	0.00	Move to ARR/

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 Henry County			Grant Type and Number Capital Fund Program Grant No: IL06P00950108 CFFP (Yes/ 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	
IL 9-1 Fairview Amp1	Re-Lamp	1460		15,000.00	50,000.00			
IL 9-5 Lincoln Amp 3	Re-Lamp	1460		0.00	50,000.00			
IL 9-7 Hollis Amp 2	Re-Lamp	1460		0.00	50,000.00			
IL 9-7 Lakeland Amp1	Re-Lamp	1460		0.00	50,000.00			
IL 9-4 Wash. Amp2	Re-Lamp	1460		0.00	50,000.00			
IL 9-6 Maple Amp 3	Re-Lamp	1460		0.00	25,000.00			
HA Wide	ADA Improvements	1460		10,000.00				
HA Wide	Carpiting	1460		20,000.00				
IL 9-5 Lincoln Amp 3	O-Bedroom Conversion	1460		117,712.00	0.00	0.00	0.00	Move to ARR/
IL 9-1 Fairview Amp1	Replace Roofs	1460	8	80,000.00	0.00	0.00	0.00	Move to ARR/
IL 9-7 Lakeland Amp1	Replace HVAC	1460	45	250,000.00	0.00	0.00	0.00	Move to ARR/
HA Wide	Appliances	1465		10,000.00				
HA Wide	Relocation	1495		1,000.00				
HA Wide	Contingency	1502		45,822.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Henry County

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	06/12/2010		06/12/2012		
IL 9-1 Fairview Amp1	06/12/2010		06/12/2012		
IL 9-5 Lincoln Amp 3	06/12/2010		06/12/2012		
IL 9-7 Hollis Amp 2	06/12/2010		06/12/2012		
IL 9-7 Lakeland Amp1	06/12/2010		06/12/2012		
IL 9-4 Wash. Amp2	06/12/2010		06/12/2012		
IL 9-6 Maple Amp 3	06/12/2010		06/12/2012		

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

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 Henry County	Grant Type and Number Capital Fund Program Grant No: IL06S00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration (may not exceed 10% of line 21)	50,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	69,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	180,257.00			
10	1460 Dwelling Structures	800,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

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 Henry County	Grant Type and Number Capital Fund Program Grant No: IL06S00950109 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"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009		<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	0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	40,000.00			
23	Amount of line 20 Related to Security - Soft Costs	0.00			
24	Amount of line 20 Related to Security - Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	250,000.00			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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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 Henry County			Grant Type and Number Capital Fund Program Grant No: IL06S00950109 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	
HA Wide	Administrative Salaries	1410		50,000.00				
IL 9-6 Maple Amp 4	A&E Add Parking / Overlay	1430		10,000.00				
IL 9-7 Lakeland Amp1	A&E HVAC Replacement	1430		10,000.00				
IL 9-1 Fairview Amp1	A&E Replace Roofs	1430		10,000.00				
IL 9-5 Lincoln Amp 3	A&E O Bedroom Conversion	1430		29,500.00				
IL 9-6 Maple Amp 4	Add Parking/Overlay	1450		150,000.00				
IL 9-1 Fairview Amp1	Concrete Replacement	1450		20,257.00				
IL 9-2 Wash. Amp 2	Replace Carpet	1460		50,000.00				
IL 9-5 Lincoln Amp 3	O Bedroom Conversion	1460		300,000.00				
IL 9-1 Fairview Amp1	Replace Roofs	1460		200,000.00				
IL 9-7 Lakeland Amp1	HVAC Replacement	1460		250,000.00				

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

² To be completed for the Performance and Evaluation Report.

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		FFY of Grant: 2001 FFY of Grant Approval: 2001
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950101 Date of CFFP:	

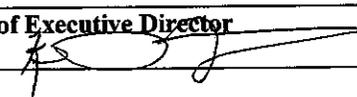
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 Final Performance and Evaluation Report

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	36,107.00		36,107.00	0.00

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				FFY of Grant:2001 FFY of Grant Approval: 2001	
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950101 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/20/2009				<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)	36,107.00		36,107.00	0.00
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	
					

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 Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950102 Date of CFFP:	FFY of Grant: 2002 FFY of Grant Approval: 2002
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	36,088.00		36,088.00	0.00

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.

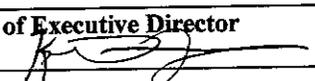
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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		FFY of Grant: 2002 FFY of Grant Approval: 2002
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950102 Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 06/30/2009
 Revised Annual Statement (revision no:)
 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)	36,088.00		36,088.00	0.00
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 1/10/10	Signature of Public Housing Director	Date
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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		FFY of Grant: 2003
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950103 Date of CFFP:	FFY of Grant Approval: 2003

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	28,018.00		28,018.00	0.00

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
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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 Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950103 Date of CFFP:	FFY of Grant:2003 FFY of Grant Approval: 2003
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 06/20/2009

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)	28,018.00		28,018.00	0.00
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 1/10/10	Signature of Public Housing Director	Date
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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		FFY of Grant: 2004 FFY of Grant Approval: 2004
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950104 Date of CFFP:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	34,388.00		34,388.00	0.00

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 Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950105 Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval: 2005
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2009 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	37,717.00		37,717.00	0.00

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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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 Henry County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R00950105 Date of CFFP:	FFY of Grant:2005 FFY of Grant Approval: 2005
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 06/20/2009
 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)	37,717.00		37,717.00	0.00
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	Date
	1/10/10		

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.

RESOLUTION 946-10

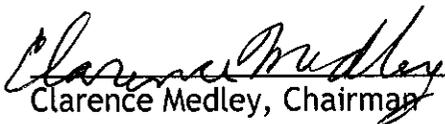
**Board Resolution Pertaining to ARRA of 2009 Procurement Requirements:
"Capital Fund Stimulus Grant Procurement Policy"**

Whereas HUD directs within Notice PIH 2009- 12 (HAHC) that "PHAs shall amend their procurement standards and policies in order to expedite and facilitate the use of the funds. This amended policy can be used only for procurements related to Capital Fund Stimulus Grants. This must be done in writing and consistent with PHA policies and procedures . . . and labeled as Capital Fund Stimulus Grant Procurement Policy. Specifically, PHAs shall remove all procurement standards that are contrary to Part 85 or the Recovery Act" of 2009.

Accordingly, the Housing Authority of Henry County (HAHC), pursuant to the above requirements, hereby implements this Procurement Policy as follows:

- (1) Except as provided for within the above noted Notice PIH 2009-12 (HAHC) as issued by HUD on March 18, 2009, all requirements listed within the current HAHC procurement policy shall remain in affect for any procurements executed by the HAHC, with the following exceptions:**
 - (a) Any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to Capital Fund Stimulus Grants; the HAHC shall instead follow the requirements of Part 85 requirements.**
 - (b) The small purchase limit, below which the HAHC will solicit and receive at least three quotes (advertisement not required) and above which the HAHC will solicit and receive form bids (advertisement required), shall be \$100,000.**
 - (c) The "Buy American requirements of Section 1605 of the Recovery Act" of 2009 shall be included as a part of any solicitation and award pertaining to ARRA monies.**

- (2) Consistent with the requirements of the above noted Notice, this Policy shall expire on March 31, 2010 (unless otherwise extended by the Board of the HAHC).**


Clarence Medley, Chairman

Date

Motion: Carol VanDeRostyne

Seconded: Paul Lindsey

CHALLENGED ELEMENTS

The Annual and Five Year Plan for 2010- 2014 was presented to the following for comment:

1. Board of Commissioners
2. Housing Authority of Henry County Staff
3. Resident Advisory Board
4. General Public at a meeting held on January 7, 2010

At each of these meetings the goals and objectives were reviewed with no changes requested. In addition, the plan was made available for public review from November 16 through January 7 for comment.

II009o02

Resident Advisory Board Comments Annual and Five Year Plan 2010 – 2014.

The Resident Advisory Board received draft copies of the Annual and Five Year Plan at its October meeting. The goals and objectives were reviewed and representatives were given the opportunity to comment at the November and December meetings held on November 10 and December 12. There were no comments or revisions received from the Resident Advisory Board.

Formation of Resident Advisory Board

The Housing Authority of Henry County's Resident Advisory Board, which meets monthly throughout the year, consists of the Tenant Council Presidents for each of the HAHC's developments. This group includes the Presidents, Vice Presidents, Housing Authority staff members as needed, and the Executive Director. In addition to this group information on the Annual Plan and its process is made available at regularly scheduled Tenant Council meetings to ensure adequate potential for input from residents.

The Tenant Council President group was originally formed in 1996 in order to ensure direct communication between the Executive Director and the residents and is held at the HAHC administrative offices. Meetings consist of general discussion about issues at each development, a review of changes in regulations, review and update of the Annual Plan, review of the Capital Fund Program and other issues as needed.

Members of the Resident Advisory Board 2009-2010

Fairview/Lakeland Terrace Apartments	Mary Jo Folger
Hollis House	Virginia Lang
Lincoln House	Robert Galbreath
Maple City Apartments	Katherine Fleming
Washington Apartments	Marilyn May

- The resident advisory board is also open to any members wishing to participate

Resident Member of the Board of Commissioners

Washington Apartments	Mary Streitmatter
-----------------------	-------------------

- Election Process for Resident Council Board Members

November – Election of officers shall take place at the regular monthly meeting in November. Nominations will be taken from the floor. Election will be by secret ballot collected and counted by tellers appointed by the President. Members who will be absent at the time of voting at the election of officers may request and absent ballot from an officer. After they have voted they will fold the ballot and place it in the envelope they have been given. They will seal the envelope and sign across the seal. The sealed envelope is to be slid under the office door. If the member is present at the time of balloting their ballot will be returned to them. If the member is not present, the envelope will be opened, the ballot placed in the ballot box and the envelope destroyed. When officers are running unopposed they may be elected by acclamation. The new officers will preside at the next regular monthly meeting.

II009n02

Carbon Monoxide Alarm Detector Act Implementation Date ~ January 1, 2007

The Housing Authority of Henry County was in compliance with the Carbon Monoxide Alarm Detector Act by January 1, 2007.

The Housing Authority's Plan to implement was completed as follows:

The Housing Authority purchased Carbon Monoxide Alarm Detectors for all 454 Housing Authority Public Housing units. Maintenance has properly installed and tested the detectors in all units.

Maintenance has continued to check the detectors to ensure they are working properly and have replaced any they have found to be defective. Maintenance will check detectors during our annual housing inspection and prior to any new move-ins.

During residency, maintaining the detector will be up to the residents to check to ensure they are working. They are to report to the housing authority by work order if they find the detector not operating or testing incorrectly.

Maintaining the Carbon Monoxide Detector is discussed and demonstrated at all new tenant orientation meetings. We also have instructions for maintaining and testing of the detectors posted in our Tenant Handbooks which are updated annually or as needed. There they will find our office phone number to call if they find the detector to be inoperable.

There are also instructions regarding what to do if the alarm goes off which includes instructions to get out of the apartment or open the windows and doors and to call the fire department. We have listed the appropriate phone number to the fire department for each community for which they reside in.

II009m02

Violence Against Women Act

Violence Against Women Act Report

The Housing Authority of Henry County provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

We partner with the Freedom House of Princeton, IL – They provide service for Domestic Violence, Sexual Assault Services, Public Education, and they provide temporary housing for women and children who have been affected by domestic and sexual violence.

The Housing Authority of Henry County provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

We are an active member of Henry County Violence Prevention Council. We also partner with Freedom House, Child Advocacy Center and Catholic Charities which all provide family counseling and intervention services.

The Housing Authority of Henry County provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

We have partnered with the Child Advocacy Center. Our own Housing Authority Resident Initiative person along with our Housing Authority police officer teach Bully Awareness to our younger residents. Our Resident Police provides assistance and pamphlets to residents regarding Domestic Violence and Safety Planning.

* We have also added a provision to our Lease, ACOP and our Section 8 Admin Plan in accordance with the Violence Against Women and Department of Justice Reauthorization Act of 2005.

II009102

PHA Asset Management

[24 CFR Part 903.7 9 (q)]

The HAHC has performed the following activities this past year in our efforts to be in engaging in compliance with asset management guidelines:

Hired PHA Finance to come to the HAHC to do an on-site review of the agency
Reviewed the PHA Finance recommendations with Staff
Presented a plan to the Board for implementation of the plan

Included in the agency review was an evaluation of each position within the agency and personnel's assignments in regards to asset management. The PHA Finance report is included as part of this plan.

Since May of 2009 the staff has been re-assigned to the following areas of operation:

COCC – Central Office Cost Center
AMP 1 – Fairview Apartments and Lakeland Terrace Apartments
AMP 2 – Hollis House and Washington Apartments
AMP3 – Lincoln House
AMP 4 – Maple City Apartments

A complete organizational chart is included as an attachment and also as part of this document for review.

During the next year the following steps will be taken to further refine our approach to Asset Management:

Apply to consolidate AMPs 2,3, and 4 into AMP2
Evaluate staff assignments
Address vacancy rate at AMP1
Train staff in proposed PHAS scoring
Conduct Physical Needs Assessment of all HAHC properties
Produce an Asset Management document for the entire agency

HOUSING AUTHORITY OF HENRY COUNTY
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
FOR THE YEAR ENDED MARCH 31, 2009

HOUSING AUTHORITY OF HENRY COUNTY

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Zenk & Associates, P.C.

Certified Public Accountants

Members: American Institutes of Certified Public Accountants
Michigan Association of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners,
Housing Authority of Henry County
Kewanee, Illinois

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of Henry County, as of and for the year ended March 31, 2009, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of Henry County's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Housing Authority of Henry County, as of March 31, 2009, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 21, 2009, on our consideration of the Housing Authority of Henry County's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal controls over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in conjunction with this report in considering the results of our audit.

The management discussion and analysis on pages 2 through 9 are not a required part of the basic financial statements but are supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Housing Authority of Henry County's basic financial statements. The financial data schedules listed in the table of contents are presented for purposes of additional analysis as required by the Department of Housing and Urban Development and are not a required part of the basic financial statements of the Housing Authority of Henry County. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Government and Non-Profit Organizations* and is also not a required part of the basic financial statements of the Housing Authority of Henry County. The financial data schedules and the schedule of expenditures of federal awards have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements as a whole.

Zenk & Associates, P.C.
September 21, 2009

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Housing Authority of Henry County (The Authority) management's discussion and analysis is designed to {a} assist the reader in focusing on significant financial issues, {b} provide an overview of the Authority's financial activity, {c} identify change in the Authority's financial position (it's ability to address the next and subsequent year challenges), and {d} identify individual fund issues or concerns.

Since the Management Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 10).

FINANCIAL HIGHLIGHTS

While considering the information below, please consider the following:

The non-profit Henry County Housing Development Group, Inc. (HCHDG) is included as a component unit on the annual audited financial statements and within the financial data submission required by HUD. The HCHDG owns and operates Countryside Apts., which is a 16 Unit Rural Development property. Countryside remains fully occupied with a waiting list, and HCHDG continues to manage the 50 unit tax credit property, Hillside Pointe through March 31, 2009.

The Authority has gone through major transformations as it strives to meet new Asset Management model guidelines handed down by HUD. Asset Management Budgeting and Accounting were adopted by the Henry County Board. Preparation for personnel changes, additional office locations, and considerable transformation of accounting and budgeting procedures have been the major focus of the entire staff.

The Authority's net assets decreased by \$134,868 (or 1%) during 2009. Nets assets were \$12,174,848 and \$12,309,716 for 2009 and 2008 respectively.

* See page 6 - "Major Factors Affecting the Statement of Net Assets".

* The net value of fixed assets decreased.

** Capital purchases during the year included:

** Kubota for Maintenance - AMP 1

** 2008 Ford Truck with Plow - Maintenance

** 2008 Ford Truck F-150 - Maintenance

** 2008 Ford Ranger - Maintenance

** 2008 Toyota Prius for Executive Director

** Office Furniture and Carpet for Fairview Office

The business-type activities revenue increased by \$81,840 (or 3%) during 2009, and were \$3,761,902 and \$3,680,062 for 2009 and 2008 respectively.

* Capital Funds Grants received increased by \$58,999 during 2009, and were \$687,356 and \$628,357 for 2009 and 2008 respectively

ROSS Grant for Family Self-sufficiency Program was awarded for 2009, as well as the ROSS Grant for Elderly and Disabled. These grants brought revenues of \$72,545 to the Authority for 2009.

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

FINANCIAL HIGHLIGHTS, Continued

- * The ADDI Homeownership Grant brought \$21,872 to the Authority in 2009.
- * Tenant revenue increased 1.03% from \$859,404 during 2008 to \$871,131 for 2009.
- * LIPH funding from HUD increased 3% from \$1,124,482 in 2008 to \$1,160,472 in 2009.
Section 8 Housing Choice Voucher funding decreased 5% from \$1,160,472 in 2008 to \$699,767 in 2009. This decrease was in part due to the inability of the Authority to lease up the 10 project based vouchers which were set aside the prior year for Parkside. The lease up was delayed at that time due to the fire at Parkside just before completion of the building renovations.

The total expenses of all Authority's programs increased by \$413,562 (or 12%). Total expenses were \$3,991,438 and \$3,577,876 for 2009 and 2008 respectively.

- Administrative salaries and benefits increased about 7.7% from \$607,688 to \$658,119
- * in 2008 and 2009 respectively. Cost of living increase of 3.5% was given in April 2008 and the continued increase in the cost of benefits account for the increase.
- * Utilities increased by 5% from \$521,291 to \$547,384 in 2008 and 2009 respectively.
 - ** Water costs/consumption increased by 4.75% from \$88,486 to \$92,688 in 2008 and 2009 respectively.
 - ** Electricity costs/consumption increased by 0.79% from \$237,782 to \$239,681 in 2008 and 2009 respectively.
 - ** Gas costs/consumption increased by 16.92% from \$195,023 to \$228,016 in 2008 and 2009 respectively.

\$20,000 of the tenant salaries and services is part of the ADDI Homeownership Program. Tenant salaries and services rose from \$48,393 to \$61,250 in 2009 omitting the ADDI grant transactions. This 27% increase accounts for the expense of the night aides for Parkside. This was funded through AMP 1 as a part of the FSS Program. Summer Food Program realized a 30% increase from \$7,222 to \$9,379 in 2008 and 2009 respectively.

- * Maintenance labor and benefits increased by 3% from \$274,895 to \$281,201 in 2008 and 2009 respectively. Cost of living increases of 3.5% were given on April 1, 2008.
- * Maintenance material decreased by 13% from \$119,517 to \$104,535 in 2008 and 2009 respectively.

Maintenance contract costs increased by nearly 21% as more contracted work was

- * required for AMPs where positions have been eliminated. Maintenance contract work increased from \$208,851 in 2008 to \$252,521 in 2009.

Housing Assistance Payments (HAP) to landlords increased 28% from \$454,027 to

- * \$582,544 in 2008 and 2009 respectively. The Voucher Program is currently attempting to lease as many vouchers as possible using current funding and HAP reserves.

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

FINANCIAL HIGHLIGHTS, Continued

Depreciation expense increased almost 6% from \$885,212 to \$934,567 in 2008 and * 2009 respectively. Depreciation expense increased in part due to the closing of Capital Fund Program Grant CFP 501-05 and 501-06 to LIPH AMPs.

USING THIS ANNUAL REPORT

The following graphic outline of the Authority's financial statement presentation:

<p style="text-align: center;">MD&A Management Discussion and Analysis - pages 2-9</p>
<p style="text-align: center;">Basic Financial Statements Commission-wide Financial Statements - pages 10-13 Notes to Financial Statements - pages 14-20</p>
<p style="text-align: center;">Other Required Supplementary Information Required Supplementary Information - pages 21-34</p>

The current presentation focuses on both the Authority as a whole (Authority-wide) and the major individual funds. Both perspectives (Authority-wide and major funds) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority), and enhance the Authority's accountability.

Authority-Wide Financial Statements

The Authority-wide financial statements (see pages 10-13) are designed to be corporate-like in that all business-type programs are consolidated into one single enterprise fund for the Authority.

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Commission. The statement is presented in the format where assets, minus liabilities, equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities for the entire Commission. Net Assets (formerly equity) are reported in three broad categories (as applicable):

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the assets by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

Authority-Wide Financial Statements, Continued.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt" , or "Restricted Net Assets".

The basic financial statements also include a Statement of Revenues, Expenses, and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenues and Expenses, such as grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financial activities.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The Authority consists of exclusively Enterprise Funds. Enterprise Funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting. Many of the funds maintained by the Authority are required by the U.S. Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control.

The Authority's Funds

Enterprise Funds, using Business-Type Presentation Format

Conventional Public Housing - Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Capital Fund Program - This is the current primary funding source for the Authority's physical and management improvements. Funds are allocated by a formula allocation and based on size and age of the Authority's units.

In addition to the programs outlined above, the Authority also maintains the following other programs:

Non-HUD/Business Activities Programs - Programs includes the Summer Food Program, the Harry Anderson Trust Fund for Youth Group, and other business activities, including the component unit, Henry County Housing Development Group, Inc..

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

AUTHORITY-WIDE STATEMENTS

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged in Business-Type Activities.

**TABLE 1
STATEMENT OF NET ASSETS**

	<u>2009</u>	<u>2008</u>	<u>Change</u>	<u>Percent Change</u>
Current and Other Assets	\$ 2,465,799	\$ 2,458,836	\$ 6,963	0%
Capital Assets	<u>10,601,689</u>	<u>10,779,444</u>	<u>(177,755)</u>	-2%
Total Assets	\$ <u>13,067,488</u>	\$ <u>13,238,280</u>	\$ <u>(170,792)</u>	-1%
Other Liabilities	\$ 246,604	\$ 313,777	\$ (67,173)	-21%
Long-Term Liabilities	<u>646,036</u>	<u>614,787</u>	<u>31,249</u>	5%
Total Liabilities	\$ <u>892,640</u>	\$ <u>928,564</u>	\$ <u>(35,924)</u>	-4%
Net Assets:				
Invested in Capital Assets, Net of Related Debt	\$ 10,034,711	\$ 10,207,508	\$ (172,797)	-2%
Restricted	416,195	407,847	8,348	2%
Unrestricted	<u>1,723,942</u>	<u>1,694,361</u>	<u>29,581</u>	2%
Total Net Assets	\$ <u>12,174,848</u>	\$ <u>12,309,716</u>	\$ <u>(134,868)</u>	-1%

For more detailed information see page 10 for the Statement of Net Assets.

Major Factors Affecting the Statement of Net Assets

Current assets increased by \$6,963 and current liabilities decreased by 67,173. Current assets (primarily cash and investments) were used to extinguish current liabilities. Long-term liabilities increased was mostly due to the decrease in accrued wages, security deposits and deferred revenue.

Capital assets also changed by \$177,755. The decrease may be attributed primarily to the prior period adjustment in the component unit for capital assets. Current year depreciation and amortization was \$ 935,712. For more detail see "Capital Assets" below.

**TABLE 2
CHANGE OF UNRESTRICTED NET ASSETS**

	Business-Type <u>Activities</u>
Beginning Balance	\$ 1,694,361
Results of Operations	(229,536)
Current Year Depreciation (1)	935,567
Retirement of Capital Debt	4,589
Retirement of Assets, Net of Depr	849
Capital Expenditures	(650,218)
Change in Restricted Net Assets	(8,348)
Prior Period Adjustment	<u>(23,322)</u>
Ending Balance	\$ <u>1,723,942</u>

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets.

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

TABLE 3
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	<u>2009</u>	<u>2008</u>	<u>Change</u>	<u>Percent Change</u>
Revenues				
Tenant Revenues - Rent and Other	\$ 871,131	\$ 859,404	\$ 11,727	1%
Operating Subsidies and Grants	2,138,870	1,961,186	177,684	9%
Capital Grants	650,218	628,357	21,861	3%
Investment Income	52,695	71,313	(18,618)	-26%
Other Revenues	44,787	144,679	(99,892)	-69%
(Gain) Loss on Disposal of Assets	<u>4,201</u>	<u>15,123</u>	<u>(10,922)</u>	-72%
Total Revenue	3,761,902	3,680,062	81,840	2%
Expenses				
Administrative	929,328	811,999	117,329	14%
Tenant Services	81,250	68,393	12,857	19%
Utilities	560,385	521,291	39,094	7%
Maintenance	637,257	603,263	33,994	6%
Protective Services	66,092	60,866	5,226	9%
General	165,771	129,995	35,776	28%
Bad Debt	16,525	18,971	(2,446)	-13%
Extraordinary Maintenance	950	10,450	(9,500)	-91%
Housing Assistance Payments	582,544	454,027	128,517	28%
Depreciation	935,567	885,212	50,355	6%
Interest	<u>15,769</u>	<u>13,409</u>	<u>2,360</u>	18%
Total Expenses	<u>3,991,438</u>	<u>3,577,876</u>	<u>413,562</u>	12%
Net Increase	\$ <u>(229,536)</u>	\$ <u>102,186</u>	\$ <u>(331,722)</u>	-325%

Major Factors Affecting the Statement of Revenues, Expenses, and Changes in Net Assets

Revenues increased by \$81,840 (2%). See Financial Highlights on Pages 2 and 3 of the MD&A.

Expenses increased by \$413,562 (12%). See Financial Highlights on Pages 3 and 4 of the MD&A.

THE HOUSING AUTHORITY OF HENRY COUNTY
 MANAGEMENT'S DISCUSSION AND ANALYSIS
 MARCH 31, 2009

OUTSTANDING DEBT

As of year end, the Authority had \$561,797 in debt outstanding, excluding the current portion of \$5,181, compared to \$567,047 in 2008, a decrease of \$5,250.

**TABLE 4
 OUTSTANDING DEBT**

	<u>Business-Type Activities</u>		<u>Change</u>
	<u>2009</u>	<u>2008</u>	
Component Unit	\$ 566,978	\$ 571,936	\$ (4,958)
Less: Current Portion	<u>(5,181)</u>	<u>(4,889)</u>	<u>(292)</u>
Total Debt Outstanding	<u>\$ 561,797</u>	<u>\$ 567,047</u>	<u>\$ (5,250)</u>

CAPITAL ASSETS

As of year end, the Authority had \$10,601,689 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$177,755.

**TABLE 5
 CAPITAL ASSETS AT YEAR-END
 (NET OF DEPRECIATION)**

	<u>Business-Type Activities</u>		<u>Change</u>
	<u>2009</u>	<u>2008</u>	
Land & Improvements	\$ 1,056,531	\$ 3,352,551	\$ (2,296,020)
Buildings & Improvements	21,331,660	18,414,570	2,917,090
Equipment - Dwelling	312,279	291,619	20,660
Equipment - Administrative	809,238	755,186	54,052
Construction in Progress	<u>53,946</u>	<u>47,872</u>	<u>6,074</u>
Accumulated Depreciation	<u>(12,961,965)</u>	<u>(12,082,354)</u>	<u>(879,611)</u>
Total	<u>\$ 10,601,689</u>	<u>\$ 10,779,444</u>	<u>\$ (177,755)</u>

See "Statement of Net Assets - FDS Schedule Format" located on pages 21 and 22 for breakdown between programs.

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on page 18 of the notes to the financial statements.

THE HOUSING AUTHORITY OF HENRY COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
MARCH 31, 2009

CAPITAL ASSETS, Continued.

**TABLE 6
CHANGE IN CAPITAL ASSETS**

		Business-Type Activities
Beginning Balance	\$	10,779,444
Additions		650,218
Retirements		
Net of Depreciation		(849)
Prior Period Adjustment		108,443
Depreciation		<u>(935,567)</u>
Ending Balance	\$	<u>10,601,689</u>

Additions and deletions relate to *Capital Fund Program* grant improvements and public housing operations.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary, and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies, and other costs.

IN CONCLUSION

The Housing Authority of Henry County takes great pride in its financial management and is pleased to report on the consistent and sound financial condition of the Authority.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Kathleen A. Barton, Executive Director of The Housing Authority of Henry County at (309) 852-2801. Specific requests may be submitted to Kathleen A. Barton, Executive Director of The Housing Authority of Henry County, 125 North Chestnut Street, Kewanee, IL 61443.

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF NET ASSETS
MARCH 31, 2009

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents - Unrestricted	\$	1,610,785
Cash and Cash Equivalents - Restricted		536,589
Receivables - Net of Allowance		121,493
Due from Other Governments		57,482
Deferred Charges and Other Assets		96,613
Inventories - Net of Allowance		29,434
TOTAL CURRENT ASSETS		2,452,396

NONCURRENT ASSETS

Fixed Assets - Net of Accumulated Depreciation		10,601,689
Other Asset - Development Costs		13,403
TOTAL NONCURRENT ASSETS		10,615,092

TOTAL ASSETS

13,067,488

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts Payable		105,774
Deferred Credits and Other Liabilities		11,346
Due to Other Governments		31,711
Debt		5,181
Trust and Deposit Liabilities		72,283
Accrued Salaries, Wages and Compensated Absences		20,309
TOTAL CURRENT LIABILITIES		246,604

NONCURRENT LIABILITIES

Debt		561,797
Other Noncurrent Liabilities		6,035
Accrued Compensated Absences		78,204
TOTAL NONCURRENT LIABILITIES		646,036

TOTAL LIABILITIES

892,640

NET ASSETS

Invested in Capital Assets - Net of Related Debt		10,034,711
Restricted		416,195
Unrestricted		1,723,942
TOTAL NET ASSETS		12,174,848

TOTAL LIABILITIES AND NET ASSETS

\$ 13,067,488

"SEE INDEPENDENT AUDITOR'S REPORT "
"THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS "

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
YEAR ENDED MARCH 31, 2009

OPERATING REVENUES

Federal Grants	\$ 2,016,258
Tenant Revenue	871,131
Other Government Grants	122,612
Other Revenue	<u>44,787</u>
TOTAL OPERATING REVENUES	3,054,788

OPERATING EXPENSES

Administrative	929,328
Tenant Services	81,250
Utilities	560,385
Maintenance	637,257
Protective Services	66,092
General Expense	165,771
Bad Debts	16,525
Extraordinary Maintenance	950
Housing Assistant Payments	582,544
Depreciation	<u>935,567</u>
TOTAL OPERATING EXPENSES	<u>3,975,669</u>

NET OPERATING LOSS (920,881)

NON - OPERATING REVENUE (EXPENSES)

Interest Income	52,695
Interest Expense	(15,769)
HUD Capital Grants	650,218
Gain on Disposal of Capital Assets	<u>4,201</u>
TOTAL NON-OPERATING REVENUE (EXPENSES)	<u>691,345</u>

CHANGE IN NET ASSETS (229,536)

TOTAL NET ASSETS, BEGINNING 12,309,716

PRIOR PERIOD ADJUSTMENT 94,668

TOTAL NET ASSETS, RESTATED 12,404,384

TOTAL NETS ASSETS ENDING \$ 12,174,848

"SEE INDEPENDENT AUDITOR'S REPORT"

"THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS "

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2009

CASH FLOWS FROM OPERATING ACTIVITIES

Cash Received from HUD	\$ 2,070,214
Cash Received from Tenants	820,735
Cash Payments for Housing Assistance Payments	(582,544)
Cash Payments for Administrative	(941,092)
Cash Payments for Other Operating Expenses	(1,510,518)
Other Income	<u>63,249</u>

ACTUAL NET CASH USED BY OPERATING ACTIVITIES (79,956)

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Acquisition of Capital Assets	(669,238)
Proceeds From Disposal of Capital Assets	3,352
Capital Grants Received For Capital Assets	627,525
Payments For Debt Instruments	<u>(21,019)</u>

ACTUAL NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES (59,380)

CASH FLOW FROM INVESTING ACTIVITIES

Interest Income	<u>52,695</u>
-----------------	---------------

NET DECREASE IN CASH AND CASH EQUIVALENTS (86,641)

CASH AND CASH EQUIVALENTS, BEGINNING 2,234,015

CASH AND CASH EQUIVALENTS, ENDING \$ 2,147,374

CASH AND CASH EQUIVALENT RECONCILIATION

Cash and Cash equivalents - Unrestricted	\$ 1,610,785
Cash and Cash equivalents - Restricted	<u>536,589</u>

CASH AND CASH EQUIVALENTS \$ 2,147,374

"SEE INDEPENDENT AUDITOR'S REPORT"

"THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS"

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2009

RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES:

Net Operating Loss	\$ (920,881)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities	
Depreciation	935,567
Bad Debt	16,525
 (Increase) Decrease in:	
Receivables - Net of Allowance	(23,610)
Inventories - Net of Allowance	698
Deferred Charges and Other Assets	(7,095)
Due From Other Governments	(50,194)
 Increase (Decrease) in:	
Accounts Payable	19,640
Due to Other Governments	1,187
Trust and Deposit Liabilities	(2,318)
Accrued Wages, Salaries, and Compensated Absences	(25,007)
Deferred Credits and Other Liabilities	<u>(24,468)</u>
 NET CASH USED BY OPERATING ACTIVITIES	 <u>\$ (79,956)</u>

"SEE INDEPENDENT AUDITOR'S REPORT"

"THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE FINANCIAL STATEMENTS "

HOUSING AUTHORITY OF HENRY COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2009

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Reporting Entity

The Housing Authority of Henry County (Authority) contracts with the U.S. Department of Housing and Urban Development (HUD) to provide housing to low-income families. The Authority receives subsidies and is regulated by HUD to provide such housing. Therefore, HUD provides the Authority with detailed manuals that prescribe and describe accounting principles and procedures to be used by the Public Housing Commission (PHC). Any significant or material deviations from prescribed procedures are required to be reported as findings in the audit report prepared for HUD. In addition, HUD determines and arranges for temporary and permanent financing for the PHC and provides the funding for repayment of the indebtedness thus created.

The accompanying general purpose financial statements comply with the provisions of Governmental Accounting Standards Board, (GASB) Statement No. 14, *The Financial Reporting Entity*, and Statement No. 39, *Determining Whether Certain Organizations are Component Units*, in that the financial statements include all organizations, activities, and functions for which the Authority is financially accountable. Financial accountability is defined by the component unit as being fiscally dependent on the Authority. On this basis, the Authority's management believes the financial statements represent all of the funds over which the Authority is financially accountable.

Basis of Accounting

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Pursuant to GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority follows GASB guidance as applicable to proprietary funds and FASB Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989 that do not conflict with or contradict GASB pronouncements. Government activities, which normally are supported by intergovernmental (grant) revenues, are reported separately from any business-type activities, which would rely to a significant extent on fees and charges for support. All of the Authority's activities are considered business activities.

The Authority's basic financial statements consist of a statement of net assets, a statement of revenues, expenses, and changes in net assets, and a statement of cash flows. The Authority uses a single Enterprise Fund to maintain its financial records on an accrual basis.

The Authority considers all revenues and expenses to be operating except for capital funding, which is considered nonoperating income as required by HUD, and interest income.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Budgetary Accounting

The Authority annually prepares its budget for its PHA grants, projects, and budgets for other grants, as prescribed by the Department of Housing and Urban Development. They also prepare five-year budgets. These budgets are approved by HUD.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2009

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- Continued

Cash and Cash Equivalents

For purposes of reporting cash flows, cash and cash equivalents includes amounts on hand and amounts on deposit at financial institutions (checking, savings, and certificates of deposit).

Restricted Cash and Cash Equivalents

Restricted cash and cash equivalents represents amounts held in tenants' escrow accounts and for other purposes in Section 8 Vouchers' Choice Program.

Tenants' Accounts Receivable - Recognition of Bad Debts

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenants' accounts receivable balances at the end of the year.

Inventories and Materials

Inventories and materials are priced using the average cost method. The allowance for obsolete inventory was \$400 at March 31, 2009.

Property and Equipment

Property and equipment are stated at cost and depreciation is computed using the straight line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life, are not capitalized. The following are the useful lives used for depreciation purposes:

Buildings	40 Years
Equipment	5-10 Years
Leasehold Improvements	15 Years

Construction in Progress

Construction in progress consists of capital projects in progress funded primarily by the capital grant program.

Compensated Absences

Vacation leave is accrued annually at 10 to 20 days per year depending on years of service, up to a maximum carryover accrual of 20 days for permanent employees.

Sick pay is granted at a rate of one day per month with no limit on accrual. Upon separation from the Authority, unused sick pay is paid out at 50% with 60 accumulated days the maximum to be considered for this pay out.

The estimated portion of the liability for vested vacation and sick leave benefits attributable to the Authority at March 31, 2009 is \$86,893, and is recorded as an expenditure and liability in each of the respective programs.

Restricted Net Assets

This component of net assets consists of restricted assets when constraints are placed on assets by creditors (through debt covenants), grantors, contributors, laws, regulations, etc.

Due From/To Other Programs

Interprogram receivables and payables as of March 31, 2009 on the Financial Data Schedule have been eliminated on the Statement of Net Assets.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
 NOTES TO THE FINANCIAL STATEMENTS
 MARCH 31, 2009

NOTE 2 - CASH AND INVESTMENTS

Cash, as classified in the financial statements, consists of all deposits on hand at financial institutions.

Restricted cash is segregated resources for tenants' security deposits and other restricted cash.

The Authority is required to invest its funds in accordance with HUD regulations. No significant violations if these restrictions occurred during the year. As of March 31, 2009, cash was invested in certificates of deposit.

The Authority's deposits are categorized below to give an indication of the level of risk assumed by the entity at year end.

Category 1 – Insured or collateralized with securities held by the entity or by its agent in the entity’s name. This includes FDIC or equivalent insurance coverage.

Category 2 – Collateralized with securities held by the pledging financial institution’s trust department or agent in the entity’s name.

Category 3 – Uncollateralized as defined by the GASB (securities pledged with the pledging financial institution's trust department or agent, but not in the entity's name).

For all deposits shown below, the market value at the balance sheet date is substantially the same as the carrying value. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit. At various times during the year, the Authority's deposits may have been higher than the March 31, 2009 balances detailed below. This means that the Authority's risk and exposure could be higher at times. The Authority had no significant type of deposit during the year not included below.

<u>Deposits</u>	<u>Depository Balances by Category</u>				<u>Total</u>	<u>Carrying Amount</u>
	<u>1</u>	<u>2</u>	<u>3</u>			
Bank Deposits	\$ 917,021	\$ 1,230,153	\$ -0-	\$ 2,147,174	\$ 2,147,174	
Petty Cash						200
Total March 31, 2009					\$ 2,147,374	
Reconciliation of cash and cash equivalents to the balance sheet:						
	Cash and Cash Equivalents				\$ 1,610,785	
	Cash and Cash Equivalents - Restricted				536,589	
	Total				\$ 2,147,374	

Deposits and investments with stated interest rates (savings accounts, certificates of deposit) are stated at cost.

Investment income is allocated to the fund that owns the deposit.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
 NOTES TO THE FINANCIAL STATEMENTS
 MARCH 31, 2009

NOTE 3 - RESTRICTED CASH

As of March 31, 2009, the Authority had the following cash, the use of which was restricted under the terms of various grant programs, debt obligations, and other requirements.

Conventional Program:	
Tenant Security Deposits	\$ 68,033
Other Restricted	6,441
Section 8 Housing Choice Voucher Program	
Other Restricted	416,195
Component Unit	
Tenant Security Deposits	5,878
Other Restricted	<u>40,042</u>
Total Restricted Cash	\$ <u>536,589</u>

NOTE 4 - PENSION PLAN

Plan Description. The Authority's defined benefit pension plan for Regular employees provides retirement, disability benefits, post retirement increases, and death benefits to plan members and beneficiaries. The Authority plan is affiliated with the Illinois Municipal Retirement Fund (IMRF), an agent multiple-employer plan. Benefit provisions are established by statute and may only be changed by the General Assembly of the State of Illinois. IMRF issues a publically available report that includes financial statements and required supplementary information. That report may be obtained on-line at www.imrf.org.

Funding Policy. As set by statute, the Authority's Regular plan members are required to contribute 4.50 percent of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. The employer contribution rate for calendar year 2008 was 12.01 percent of annual covered payroll. The Authority also contributes for disability benefits, death benefits and supplemental retirement benefits, all of which are pooled at the IMRF level. Contribution rates for disability and death benefits are set by the IMRF Board of Trustees, while the supplemental retirement benefits rate is set by statute.

Annual Pension Cost. For 2008, the Authority's annual pension cost of \$90,764 for the Regular plan was equal to the Authority's required and actual contributions.

Three-Year Trend Information for the Regular Plan

Fiscal Year <u>Ending</u>	Annual Pension <u>Costs (APC)</u>	Percentage of <u>APC Contributed</u>	Net Pension <u>Obligation</u>
12/31/08	\$90,764	100%	\$0
12/31/07	\$85,250	100%	\$0
12/31/06	\$79,485	100%	\$0

The required contribution for 2008 was determined as part of the December 31, 2006, actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions at December 31, 2006, included {a} 7.5 percent investment rate of return (net of administrative and direct investment expenses), {b} projected salary increases of 4.0% year, attributable to inflation, {c} additional projected salary increasing ranging from 0.4% to 11.6% per year depending on age and service, attributable to seniority/merit, and {d} post retirement benefit increases of 3% annually. The actuarial value of the Authority's Regular plan assets was determined using techniques that spread between the actuarial and market value of assets. The Authority's Regular plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on a closed basis. The remaining amortization period at December 31, 2006, was 5 years.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
 NOTES TO THE FINANCIAL STATEMENTS
 MARCH 31, 2009

NOTE 4 - PENSION PLAN - Continued.

Funded Status and Funding Progress. As of December 31, 2008, the most recent actuarial valuation date, the Regular plan was 95.49 percent funded. The actuarial accrued liability for benefits was \$1,334,881 and the actuarial value of assets was \$1,068,082, resulting in an underfunded actuarial accrued liability (UAAL) of \$266,799. The covered payroll (annual payroll of active employees covered by the plan) was \$662,910 and the ratio of the UAAL to the covered payroll was 35 percent.

The schedule of finding progress, presented as RSI, following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

NOTE 5 - PROPERTY AND EQUIPMENT

The following is a summary:

Land and Improvements	\$	3,360,289
Buildings and Improvements		19,027,902
Furniture and Equipment - Dwellings		312,279
Furniture and Equipment - Administrative		809,238
Construction in progress		<u>53,946</u>
SUBTOTAL		23,563,654
Accumulated Depreciation		<u>(12,961,965)</u>
NET FIXED ASSETS	\$	<u>10,601,689</u>

The following is a summary of changes:

	<u>2008</u>	Net <u>Change</u>		<u>2009</u>
Land & Improvements	\$ 3,343,301	\$ 16,988	\$	3,360,289
Buildings & Improvements	16,813,762	2,214,140		19,027,902
Furniture and Equipment				
- Dwellings	288,216	24,063		312,279
- Administrative	625,074	184,164		809,238
Construction in Progress	<u>1,024,966</u>	<u>(971,020)</u>		<u>53,946</u>
TOTAL FIXED ASSETS	\$ <u>22,095,319</u>	\$ <u>1,468,335</u>	\$	<u>23,563,654</u>

Depreciation expense for the year ended March 31, 2009 was \$935,567.

NOTE 6 - RISK MANAGEMENT

The Authority purchases commercial insurance with various deductibles and coverage to cover property, business auto, and general liabilities. For all insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 7 - PAYMENT IN LIEU OF TAXES

The Authority has executed a Cooperation Agreement with the City of Kewanee that provides for tax exemption of the housing projects but requires the Authority to make payments in lieu of taxes for municipal services received based upon a prescribed formula related to rental income. In 2009, those payments totaled \$27,460.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2009

NOTE 8 - LONG TERM DEBT

A roll-forward of the Authority's long-term debt in 2009 is as follows:

	Balance <u>31-Mar-08</u>	Increase	Decrease	Balance <u>31-Mar-09</u>	Due Within <u>One Year</u>
Notes Payable	\$ <u>571,936</u>	\$ <u>-0-</u>	\$ <u>(4,958)</u>	\$ <u>566,978</u>	\$ <u>5,181</u>

The detail of the Authority's long term debt at year end is as follows:

Note Payable to government agency, payable in monthly installments of \$690, including interest at 5.75%, secured by building, maturing September 2044. \$359 of the \$690 payment is subsidized by the government agency with the Authority paying \$330 per month. The balance as of March 31, 2009 was \$124,460.

Note Payable to government agency, payable in monthly installments of \$2,452, including interest at 5.75%, secured by building, maturing February 2044. \$1,287 of the \$2,452 payment is subsidized by the government agency with the Authority paying \$1,165 per month. The balance as of March 31, 2009 was \$442,518.

Debt service requirements of the notes payable for fiscal years ending on March 31, are as follows:

<u>Due Fiscal Year Ending</u>	Principal <u>Amount</u>	Interest <u>Amount</u>	Total
2010	\$ 5,181	\$ 32,482	\$ 37,663
2011	5,487	32,176	37,663
2012	5,810	31,853	37,663
2013	6,153	31,510	37,663
2014	6,417	31,246	37,663
2015-2045	<u>537,930</u>	<u>593,202</u>	<u>1,131,132</u>
Total	\$ <u>566,978</u>	\$ <u>752,469</u>	\$ <u>1,319,447</u>

Interest expense for the year ended March 31, 2009 was \$15,769, which represents the unsubsidized amount.

NOTE 9 - COMMITMENTS AND CONTINGENCIES

Grants

The Authority received financial assistance from federal agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. The amount, if any, of disbursements which may be disallowed by the grantor cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial.

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At March 31, 2009, the Authority was involved in several such matters. While the outcome of the above matters cannot presently be determined, management believes that their ultimate resolution will not have a material effect on the financial statements.

NOTE 10 - PRIOR PERIOD ADJUSTMENT

The Authority recorded an adjustment in the Component Unit in the amount of \$108,443 for capital assets which increased net assets and an adjustment in the Component Unit in the amount of \$13,755 for prior period expenses not recorded which decreased net assets.

"SEE INDEPENDENT AUDITOR'S REPORT"

HOUSING AUTHORITY OF HENRY COUNTY
 SCHEDULE OF FUNDING PROGRESS
 FOR THE YEAR ENDED MARCH 31, 2009

Actuarial Valuation Date	Actuarial Value of Assets {a}	Actuarial Accrued Liability {AAL} -Entry Age {b}	Unfunded AAL (UAAL) {b-a}	Funded Ratio {a/b}	Covered Payroll {c}	UAAL as a Percentage of Covered Payroll {b-a/c}
12/31/2008	\$ 1,068,082	\$ 1,334,881	\$ 266,799	80.01	\$ 755,737	35.30%
12/31/2007	\$ 1,120,289	\$ 1,173,244	\$ 52,955	95.49	\$ 662,910	7.99%
12/31/2006	\$ 939,143	\$ 1,076,494	\$ 137,351	87.24	\$ 654,734	20.98%

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF NET ASSETS
FDS SCHEDULE SUBMITTED TO HUD
MARCH 31, 2009

FDS Line Item No.	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
	ASSETS						
111	Cash - Unrestricted	\$1,328,632	\$228,106	\$54,047	\$1,610,785	\$0	\$1,610,785
113	Cash - Other Restricted	6,441	456,237	0	462,678	0	462,678
114	Cash - Tenant Security Deposits	68,033	5,878	0	73,911	0	73,911
100	TOTAL CASH	1,403,106	690,221	54,047	2,147,374	0	2,147,374
122	Accounts Receivable - HUD Other Projects	28,946	5,165	1,035	35,146	0	35,146
124	Accounts Receivable - Other Governments	0	22,336	0	22,336	0	22,336
125	Accounts Receivable - Miscellaneous	0	73,815	30,929	104,744	0	104,744
126	A/R Tenants - Dwelling Rents	13,435	284	0	13,719	0	13,719
126.1	Allowance for Doubtful Accounts	(5,265)	0	0	(5,265)	0	(5,265)
128	Fraud Recovery	0	7,474	0	7,474	0	7,474
128.1	Allowance for Doubtful Accounts - Fraud Rec	0	(6,141)	0	(6,141)	0	(6,141)
129	Accrued Interest Receivable	4,774	2,188	0	6,962	0	6,962
120	TOTAL ACCOUNTS RECEIVABLE	41,890	105,121	31,964	178,975	0	178,975
142	Prepaid Expenses & Other Assets	72,069	4,560	19,984	96,613	0	96,613
143	Inventories	29,834	0	0	29,834	0	29,834
143.1	Allowances for Obsolete Inventories	(400)	0	0	(400)	0	(400)
144	Interprogram Due From	28,946	30,021	120,126	179,093	(179,093)	0
150	TOTAL CURRENT ASSETS	1,575,445	829,923	226,121	2,631,489	(179,093)	2,452,396
161	Land	959,538	35,000	61,993	1,056,531	0	1,056,531
162	Buildings	18,508,119	508,707	11,076	19,027,902	0	19,027,902
163	Furniture and Equipment - Dwellings	290,555	21,724	0	312,279	0	312,279
164	Furniture and Equipment - Administrative	387,964	28,584	392,690	809,238	0	809,238
165	Leaschold Improvements	2,296,166	7,592	0	2,303,758	0	2,303,758
166	Accumulated Depreciation	(12,640,178)	(115,604)	(206,183)	(12,961,965)	0	(12,961,965)
167	Construction in Progress	53,946	0	0	53,946	0	53,946
160	TOTAL FIXED ASSETS, NET	9,856,110	486,003	259,576	10,601,689	0	10,601,689
174	Other Asset	0	13,403	0	13,403	0	13,403
180	TOTAL NON-CURRENT ASSETS	9,856,110	499,406	259,576	10,615,092	0	10,615,092
190	TOTAL ASSETS	\$11,431,555	\$1,329,329	\$485,697	\$13,246,581	(\$179,093)	\$13,067,488
	LIABILITIES						
312	Accounts Payable <=90 Days	63,036	34,753	5,797	103,586	0	103,586
321	Accrued Wages/Payroll Taxes	7,728	616	3,276	11,620	0	11,620
322	Accrued Compensated Absences	4,264	438	3,987	8,689	0	8,689
325	Accrued Interest Payable	0	2,188	0	2,188	0	2,188
333	Accounts Payable - Other Governments	14,979	16,732	0	31,711	0	31,711
341	Tenant Security Deposits	68,033	4,250	0	72,283	0	72,283
342	Deferred Revenue	10,760	586	0	11,346	0	11,346
343	Current Portion of L-T Debt - Capital Projects	0	5,181	0	5,181	0	5,181
345	Other Current Liabilities	0	0	0	0	0	0
347	Interprogram Due To	28,946	149,091	1,056	179,093	(179,093)	0
310	TOTAL CURRENT LIABILITIES	197,746	213,835	14,116	425,697	(179,093)	246,604
351	Long-Term Debt, Net of Current - Capital Proj	0	561,797	0	561,797	0	561,797
353	Non-Current Liabilities - Other	6,035	0	0	6,035	0	6,035
354	Accrued Compensated Absences - Non Current	38,375	3,946	35,883	78,204	0	78,204
350	TOTAL NONCURRENT LIABILITIES	44,410	565,743	35,883	646,036	0	646,036
300	TOTAL LIABILITIES	242,156	779,578	49,999	1,071,733	(179,093)	892,640
	EQUITY						
508.1	Invested in Capital Assets, Net of Related Debt	9,856,110	(80,975)	259,576	10,034,711	0	10,034,711
511.1	Restricted Net Assets	0	416,195	0	416,195	0	416,195
512.1	Unrestricted Net Assets	1,333,289	214,531	176,122	1,723,942	0	1,723,942
513	TOTAL EQUITY	11,189,399	549,751	435,698	12,174,848	0	12,174,848
600	TOTAL LIABILITIES AND EQUITY	\$11,431,555	\$1,329,329	\$485,697	\$13,246,581	(\$179,093)	\$13,067,488

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
FDS SCHEDULE SUBMITTED TO HUD
MARCH 31, 2009

FDS Line Item No.	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
	REVENUE						
70300	Net Tenant Rental Revenue	\$839,782	\$23,127	\$0	\$862,909	\$0	\$862,909
70400	Tenant Revenue - Other	8,222	0	0	8,222	0	8,222
70500	TOTAL TENANT REVENUE	848,004	23,127	0	871,131	0	871,131
70600	PHA HUD Grants	1,160,472	798,365	57,421	2,016,258	0	2,016,258
70610	Capital Grants	650,218	0	0	650,218	0	650,218
70710	Management Fee	0	0	327,696	327,696	(327,696)	0
7720	Asset Management Fee	0	0	54,480	54,480	(54,480)	0
70730	Book-Keeping Fee	0	0	46,327	46,327	(46,327)	0
70750	Other Fees	0	0	4,621	4,621	0	4,621
70800	Other Government Grants	0	122,612	0	122,612	0	122,612
71100	Investment Income - Unrestricted	32,465	1,637	10,309	44,411	0	44,411
71400	Fraud Recovery	0	906	9,796	10,702	0	10,702
71500	Other Revenue	28,355	1,109	0	29,464	0	29,464
71600	Gain/Loss on Sale of Fixed Assets	4,201	0	0	4,201	0	4,201
72000	Investment Income - Restricted	0	8,284	0	8,284	0	8,284
70000	TOTAL REVENUE	2,723,715	956,040	510,650	4,190,405	(428,503)	3,761,902
	EXPENSES						
91100	Administrative Salaries	148,015	91,263	257,972	497,250	0	497,250
91200	Auditing Fees	0	1,176	7,827	9,003	0	9,003
91300	Management Fee	266,064	61,632	0	327,696	(327,696)	0
91310	Book-Keeping Fee	34,664	11,663	0	46,327	(46,327)	0
91400	Advertising and Marketing	5,858	358	1,348	7,564	0	7,564
91500	Employee Benefit Contribution - Administrative	53,334	32,575	74,960	160,869	0	160,869
91600	Office Expenses	32,929	19,854	102,643	155,426	0	155,426
91700	Legal Expense	3,164	1,123	0	4,287	0	4,287
91800	Travel	197	111	916	1,224	0	1,224
91900	Other	37,138	0	56,567	93,705	0	93,705
92000	Asset Management Fee	54,480	0	0	54,480	(54,480)	0
92100	Tenant Services - Salaries	11,634	5,077	0	16,711	0	16,711
92200	Employee Benefit Contribution - Tenant Serv	9,565	0	876	10,441	0	10,441
92400	Tenant Services - Other	29,753	24,189	156	54,098	0	54,098
93100	Water	56,588	506	0	57,094	0	57,094
93200	Electricity	227,699	3,463	8,519	239,681	0	239,681
93300	Gas	228,016	0	0	228,016	0	228,016
93600	Sewer	35,081	513	0	35,594	0	35,594
94100	Ordinary Maintenance and Operation - Labor	198,921	2,501	2,654	204,076	0	204,076
94200	Ordinary Maintenance and Operation - Materials	97,706	3,495	3,334	104,535	0	104,535
94300	Ordinary Maintenance and Operation - Cont Cost	241,791	9,668	1,062	252,521	0	252,521
94500	Employee Benefit Contribution - Ord Maintenance	74,095	1,202	828	76,125	0	76,125
95000	Protective Services	65,526	0	566	66,092	0	66,092
96100	Insurance Premiums	92,399	6,290	13,836	112,525	0	112,525
96210	Compensated Absences	25,786	0	0	25,786	0	25,786
96300	Payments in Lieu of Taxes	14,980	12,480	0	27,460	0	27,460
96400	Bad Debts - Tenant Rents	17,050	(525)	0	16,525	0	16,525
96700	Interest Expense	0	15,769	0	15,769	0	15,769
96900	TOTAL OPERATING EXPENSES	2,062,433	304,383	534,064	2,900,880	(428,503)	2,472,377
970	EXCESS OPERATING REVENUE OVER EXPENSES	\$661,282	\$651,657	(\$23,414)	\$1,289,525	\$0	\$1,289,525
	OTHER EXPENSES						
971	Extraordinary Maintenance	\$950	\$0	\$0	\$950	\$0	\$950
972	Casualty Losses - Non Capitalized	0	0	0	0	0	0
973	Housing Assistance Payments	0	582,544	0	582,544	0	582,544
974	Depreciation Expense	875,153	21,484	38,930	935,567	0	935,567
900	TOTAL EXPENSES	2,938,536	908,411	572,994	4,419,941	(428,503)	3,991,438
	OTHER FINANCING SOURCES (USES)						
1001	Operating Transfer In	30,416	0	0	30,416	0	30,416
1004	Operating Transfer From/To Component Unit	(30,416)	0	0	(30,416)	0	(30,416)
	TOTAL OTHER FINANCING SOURCES (USES)	0	0	0	0	0	0

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
FDS SCHEDULE SUBMITTED TO HUD
MARCH 31, 2009

FDS Line Item No.	Account Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
1000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	(214,821)	47,629	(62,344)	(229,536)	0	(229,536)
1103	Beginning Equity	11,404,220	407,454	498,042	12,309,716	0	12,309,716
1104	Prior Period Adjustment	0	94,668	0	94,668	0	94,668
	ENDING EQUITY	\$11,189,399	\$549,751	\$435,698	\$12,174,848	\$0	\$12,174,848
11170-001	Administrative Fee Equity - Beginning Balance	0	21,986	0	21,986	0	21,986
11170-010	Administrative Fee Revenue	0	173,729	0	173,729	0	173,729
11170-040	Investment Income	0	1,006	0	1,006	0	1,006
11170-045	Fraud Recovery Revenue	0	453	0	453	0	453
11170-050	Other Revenue	0	15	0	15	0	15
11170-060	Total Admin Fee Revenue	0	175,203	0	175,203	0	175,203
11170-080	Total Operating Expenses	0	117,786	0	117,786	0	117,786
11170-090	Depreciation	0	1,942	0	1,942	0	1,942
11170-110	Total Expenses	0	119,728	0	119,728	0	119,728
11170-002	Net Administrative Fee	0	55,475	0	55,475	0	55,475
11170-003	Administrative Fee Equity - Ending Balance	0	77,461	0	77,461	0	77,461
11170	Administrative Fee Equity	0	77,461	0	77,461	0	77,461
11180-001	Housing Assistance Payments Equity - Beg	0	407,847	0	407,847	0	407,847
11180-010	Housing Assistance Payment Revenue	0	526,038	0	526,038	0	526,038
11180-015	Fraud Recovery Revenue	0	453	0	453	0	453
11180-025	Investment Income	0	8,284	0	8,284	0	8,284
11180-030	Total HAP Revenue	0	534,775	0	534,775	0	534,775
11180-080	Housing Assistance Payments	0	526,427	0	526,427	0	526,427
11180-100	Total Housing Assistance Payments	0	526,427	0	526,427	0	526,427
11180-002	Net Housing Assistance Payments	0	8,348	0	8,348	0	8,348
11180-003	Housing Assistance Payments Equity - End	0	416,195	0	416,195	0	416,195
11180	Housing Assistance Payments Equity	0	416,195	0	416,195	0	416,195
11190	Unit Months Available	5,448	2,361	0	7,809	0	7,809
11210	Unit Months Leased	4,651	1,792	0	6,443	0	6,443
11270	Excess Cash	1,269,755	0	0	1,269,755	0	1,269,755
11610	Land Purchases	0	0	0	0	0	0
11620	Building Purchases	650,218	0	0	650,218	0	650,218
11630	Furniture & Equipment - Dwelling Purchases	0	0	0	0	0	0
11640	Furniture & Equipment - Administrative Purchases	0	0	0	0	0	0
11650	Leaschold Improvements	0	0	0	0	0	0

HOUSING AUTHORITY OF HENRY COUNTY
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 YEAR ENDED MARCH 31, 2009

	<u>FEDERAL CFDA NUMBER</u>	<u>FUNDS EXPENDED</u>
<u>U.S. DEPARTMENT OF HUD DIRECT PROGRAMS</u>		
PHA Owned Housing:		
Public and Indian Housing - Operating Subsidy	14.850a	\$ 1,123,334 *
Public and Indian Housing - Capital Funds Program	14.872	687,356 *
Community Planning and Development		
Shelter Plus Care	14.238	26,053
HOME Investment Partnerships Program	14.239	21,872
Section 8 Housing:		
Resident Opportunity and Supportive Services	14.87	72,545
Housing Choice Voucher Program	14.871	<u>699,767</u> *
Total From U.S. Department of HUD Direct Programs		2,630,927
<u>U.S. DEPARTMENT OF AGRICULTURE</u>		
Community Facilities Loans and Grants	10.766	40,652
Summer Food Service Program for Children	10.559	<u>7,222</u>
Total from U.S. Department of Agriculture		<u>47,874</u>
Total Federal Assistance		\$ <u>2,678,801</u>

* Indicates Major Programs

"SEE INDEPENDENT AUDITOR'S REPORT"

"SEE THE ACCOMPANYING NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS"

HOUSING AUTHORITY OF HENRY COUNTY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED MARCH 31, 2009

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES

The accompanying schedule of federal awards presents the activity of all federal assistance programs of The Housing Authority of Henry County and is presented on the accrual basis of accounting. The information in the schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States and Local Governments, and Non-Profit Organizations*.

NOTE 2 - SUBRECIPIENT AWARDS

Of the federal expenditures presented in the schedule, The Housing Authority of Henry County did not provide federal awards to subrecipients.

HOUSING AUTHORITY OF HENRY COUNTY
 STATEMENT AND CERTIFICATION OF CAPITAL FUND PROGRAM GRANT COSTS
 MARCH 31, 2009

ANNUAL CONTRIBUTION CONTRACT

1. The Actual Modernization Costs for the Locally-Owned Projects are as follows:

	IL06P009 <u>501-05</u>	IL06P009 <u>501-06</u>
Funds Approved	\$ 872,663	\$ 847,198
Funds Expended	<u>872,663</u>	<u>847,198</u>
Excess of Funds Approved	<u>-0-</u>	<u>-0-</u>
Funds Approved	872,663	847,198
Funds Expended	<u>872,663</u>	<u>847,198</u>
Excess of Funds Approved	\$ <u>-0-</u>	\$ <u>-0-</u>

2. The distribution of costs as shown on the Final Statement of Modernization Costs, accompanying the Actual Modernization Cost Certificates submitted to HUD are in agreement with the Authority's Records.

3. All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF HENRY COUNTY
 STATEMENT AND CERTIFICATION OF ACTUAL ROSS PUBLIC HOUSING FAMILY SELF-SUFFICIENCY (PH-FSS)
 GRANT COSTS
 MARCH 31, 2009

ANNUAL CONTRIBUTION CONTRACT

1. The Actual ROSS Public Housing Family Self-Sufficiency (PH-FSS) Costs for the Locally-Owned Projects are as follows:

	<u>IL009RFS060A007</u>
Funds Approved	\$ 44,767
Funds Expended	<u>44,767</u>
Excess of Funds Approved	\$ <u>-0-</u>
HUD Grants	\$ 44,767
Funds Expended	<u>44,767</u>
Excess of Funds Expended	\$ <u>-0-</u>

2. The financial status report dated April 10, 2009, submitted to HUD is in agreement with the Authority's records.
3. All ROSS PH-FSS costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF HENRY COUNTY
STATEMENT AND CERTIFICATION OF AMERICAN DREAM DOWN PAYMENT PROGRAM (ADDI)
MARCH 31, 2009

ANNUAL CONTRIBUTION CONTRACT

1. The Actual American Dream Down Payment Program (ADDI) Costs for the Locally-Owned Projects are as follows:

	<u>SHA-2493</u>
Funds Approved	\$ 63,000
Funds Expended	<u>42,000</u>
Excess of Funds Approved	\$ <u>21,000</u>
HUD Grants	\$ 42,000
Funds Expended	<u>42,000</u>
Excess of Funds Expended	\$ <u>-0-</u>

2. The financial status report dated October 31, 2008, submitted to HUD is in agreement with the Authority's records.

3. All ADDI costs have been paid and all related liabilities have been discharged through payment.

Zenk & Associates, P.C.

Certified Public Accountants

Members: American Institutes of Certified Public Accountants
Michigan Association of Certified Public Accountants

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners,
Housing Authority Of Henry County
Kewanee, Illinois

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the financial statements of its business-type activities of the Housing Authority of Henry County as of and for the year ended March 31, 2009, which collectively comprise the Housing Authority of Henry County's basic financial statements and have issued our report thereon dated September 21, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of Henry County's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Henry County's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of Henry County's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the Housing Authority of Henry County, in a separate letter dated September 21, 2009.

This report is intended solely for the information and use of management, the board of commissioners, and federal awarding agencies, and is not intended to be and should not be used by anyone other than these specified parties.

Zank + Associates, P.C.

September 21, 2009

Zenk & Associates, P.C.

Certified Public Accountants

Members: American Institutes of Certified Public Accountants
Michigan Association of Certified Public Accountants

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners,
Housing Authority of Henry County
Kewanee, Illinois

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of the Housing Authority of Henry County with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended March 31, 2009. The Housing Authority of Henry County's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Housing Authority of Henry County's management. Our responsibility is to express an opinion on the Housing Authority of Henry County's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of Henry County's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of Henry County's compliance with those requirements.

In our opinion, the Housing Authority of Henry County complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2009.

Internal Control over Compliance

The management of the Housing Authority of Henry County is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of Henry County's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Henry County's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A *material weakness* is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will be prevented or detected by the entity's internal control.

Our consideration of the internal control over compliance was for limited purposes described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the board of commissioners, and federal awarding agencies, and is not intended to be and should not be used by anyone other than these specified parties.

Zink & Associates, P.C.

September 21, 2009

HOUSING AUTHORITY OF HENRY COUNTY
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 OMB CIRCULAR A-133 SECTION .505
 YEAR ENDED MARCH 31, 2009

1. SUMMARY OF AUDITORS' RESULTS
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Type of Financial Statement Opinion	Unqualified
Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	No
Were there any other reportable control weakness conditions reported at the financial statement level (GAGAS)?	No
Was there any reported material non-compliance at the financial statement level (GAGAS)?	No
Were there any material internal control weakness conditions reported for major federal programs?	No
Were there any other reportable internal control weakness conditions reported for major federal programs?	No
Type of Major Programs' Compliance Opinion	Unqualified
Are there any reportable findings under Section .510(a) of Circular A-133?	No
Major Programs (List):	CFDA # 14.850a Public and Indian Housing; #14.872 Public and Indian Housing Capital Fund Program (CFP); #14.871 Section 8 Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: \$300,000 Type B: All Others
Low Risk Auditee?	Yes

HOUSING AUTHORITY OF HENRY COUNTY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
OMB CIRCULAR A-133 SECTION .505
YEAR ENDED MARCH 31, 2009

2. FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings or questioned costs for the year ended March 31, 2009.

There are no findings or questioned costs for the prior year ended March 31, 2008.

3. FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs for the year ended March 31, 2009.

There are no findings or questioned costs for the prior year ended March 31, 2008.

Zenk & Associates, P.C.

Certified Public Accountants

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners,
Housing Authority Of Henry County
Kewanee, Illinois

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have performed the procedure described in the second paragraph of this report, which was agreed upon by the Housing Authority of Henry County and U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the OMB Circular A-133 reporting package. The Housing Authority of Henry County is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below, either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedures indicated agreement of the electronically submitted information and hard copy as shown in the attached chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, Audits of States, Local Government, and Nonprofit Organizations, of the financial statements of the Housing Authority of Henry County as of the year ended March 31, 2009, and have issued our report thereon dated September 21, 2009. The information in the "Hard Copy Documents" column was included within the scope or was a by-product, of that audit. Further, our opinion on the fair presentation of the supplemental information dated September 21, 2009, was expressed in relation to the general purpose financial statements of the Housing Authority of Henry County taken as a whole.

A copy of the reporting package required by OMB Circular A-133, which includes the auditors' report is available in its entirety from the Housing Authority of Henry County. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority of Henry County and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Zenk & Associates, P.C.

September 21, 2009

HOUSING AUTHORITY OF HENRY COUNTY
 AGREED-UPON PROCEDURES

UFRS Rule Information	Hard Copy Documents	Findings
Balance Sheet and Revenue and Expense	Financial Data Schedule, all CFDA's	Agrees
Footnotes	Footnotes to audited basic financial statements	Agrees
Type of opinion on FDS	Auditors' supplemental report on FDS	Agrees
Audit findings narrative	Schedule of Findings and Questioned Cost	Agrees
General information	OMB Data Collection Form	Agrees
Financial statement report information	Schedule of Findings and Questioned Cost, Part 1 and OMB Data Collection Form	Agrees
Federal program report information	Schedule of Findings and Questioned Cost, Part 1 and OMB Data Collection Form	Agrees
Federal agencies required to receive reporting package	OMB Data Collection Form	Agrees
Basic financial statements and auditors' reports required to be submitted electronically	Basic Financial Statements (inclusive of auditors' reports)	Agrees

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

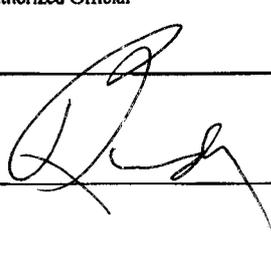
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Henry County

IL009

 PHA Name

 PHA Number/HA Code

<small>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)</small>	
Name of Authorized Official Paul Lindsey	Title Vice-Chairman
Signature 	Date 01/14/2010

Chapter 10

PET POLICY

[24 CFR 5.309]

INTRODUCTION

HAHC's have discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This Chapter explains the HAHC's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this HAHC to provide a decent, safe, and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the HAHC.

The purpose of this policy is to establish the HAHC's policy and procedures for ownership of pets in all HAHC units 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.

The HAHC chooses not to publish rules governing the keeping of common household pets. Residents will comply with the dwelling lease, which requires that no animals or pets of any kind are permitted on the premises without prior approval of the HAHC. This does not apply to animals that are used to assist persons with disabilities.

Nothing in this policy or the dwelling lease limits or impairs the right persons with disabilities to own animals that are used to assist them.

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals that assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the HAHC management.

The pet owner must submit and enter into a Pet Agreement with the HAHC.

Registration of Pets

Pets must be registered with the HAHC before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State and local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Dogs and cats must be spayed or neutered.

Execution of a Pet Agreement with the HAHC stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of the requirements.

Refusal to Register Pets

The HAHC may not refuse to register pets based on the determination that the pet owner is financially unable to care for the pet. If the HAHC refused to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HAHC will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HAHC 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.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the HAHC and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

Pet rules will not be applied to animals who assist persons with disabilities.

Persons with Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability.

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one *type* of pet.

1. **Dogs**

Maximum number: 1

Maximum adult weight: 15 pounds in Hi-rise buildings, 30 pounds in Family Developments

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. **Cats**

Maximum number: 2

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Maximum number: 2

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 25 gallons

Must be maintained on an approved stand

5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 2

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

6. Turtles

Maximum number: 2

Must be enclosed in an acceptable cage or container at all times

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by humane society or other non-profit organization and approved and approved by the HAHC.

State or local laws governing pets temporarily in dwelling accommodations shall prevail.

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas:

Community Rooms

Community Laundry Areas

Community Bathrooms

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit for the purpose of defraying reasonable costs directly attributable to the presence of a dog or a cat.

An initial payment of \$75.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

The HAHC reserves the right to change or increase the required deposit by amendment to these rules.

The HAHC will provide the tenant or designee identified above with a written list of any changes against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the HAHC will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HAHC as a result of damages directly attributable to the presence of the pet in the project will be the responsibility to the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;
Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

F. ALTERATIONS TO UNIT

Residents/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.

G. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$10.00 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposits and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the HAHC as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

The expense of flea deinfestation shall be the responsibility of the resident.

H. PET AREA RESTRICTIONS

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 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.

I. NOISE

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.

J. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through the toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated. The resident/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.

K. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 6 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise, and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

L. RESPONSIBLE PARTIES

The resident/pet owner will be 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.

M. INSPECTIONS

The HAHC may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The HAHC may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

N. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief summary of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has 14 calendar days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident/pet owner is entitled to be accompanied by another person if his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within 14 calendar day period, the meeting will be scheduled no later than 10 calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

O. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HAHC 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 HAHC, the HAHC may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the HAHC's determination of the Pet Rule that has been violated;
The requirement that the resident/pet owner must remove the pet within 14 calendar days of the notice; and
A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. TERMINATION OF TENANCY

The HAHC 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;
and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Q. PET REMOVAL

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 resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HAHC after reasonable effort cannot contact the responsible party, the HAHC may contact the appropriate State or local agency and request the removal of the pet.

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.

R. EMERGENCIES

The HAHC will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

II009h02

PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Since 1997 the Housing Authority of Henry County has contracted with the City of Kewanee to provide a full time police officer on-site to monitor all safety and crime prevention activities. Since 1997 the HAHC has implemented the following measures to deter criminal activity at each of its properties:

Implementation of the ONE STRIKE POLICY:

On April 24, 1997 the Board of Commissioners adopted the One Strike and You're out Policy which enforces

Implementation of the HAHC Guest Pass Policy

Also introduced in 1997, overnight guests are required to be registered with the Housing Authority office for tracking purposes to ensure that they do not overstay the 14 night maximum days at the property. When a guest is requests a pass a check is done by the police to ensure that there are no outstanding warrants for the individual. The first time this policy was enforced the individual who applied for a pass had a warrant out for their arrest in another county in connection with a violent crime.

Bar Notices

First implemented in 1994, the HAHC police officer updates the bar list and serves notices of bar to individuals who are considered to hamper the right to peaceful enjoyment of Housing Authority property.

Weekly meetings

The HAHC full-time officer meets with the Chief Executive Officer on a weekly basis to discuss the bar list, notices served and any other security issues of concern to the agency.

In addition to the full-time officer, the HAHC also employs part-time evening officers who patrol all of the local developments. The agency also has a Neighborhood Watch Program at AMP1, our family developments. This group has been active since 1997. While the group had declined in membership during the past two years, efforts are being coordinated to revive this group which is seen as instrumental in achieving a safe, crime free environment.

Tracking

The HAHC uses the following methods to evaluate the need for actions to improve safety of the residents:

Meetings with residents both formal and informal

Tracking of crime statistics over time for crimes committed “in and around” the agency

HCHC employee reports

Police reports – monitored daily

PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

HAHC Coordination with the Welfare (TANF) Agency

Cooperative agreements:

The HAHC entered into a cooperative agreement with the local TANF Agency (DHS), to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937) as evidenced in an agreement signed 10/21/2004.

Other coordination efforts between the HAHC and TANF/DHS agency include the following:

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Provide staff attendance during client hearings where DHS is attempting to determine eligibility

B. Self-Sufficiency Services and programs offered to residents and participants

The following discretionary policies are employed by the HAHC to enhance the economic and social self-sufficiency of assisted families in the following areas:

Public housing rent determination policies
Public housing admissions policies
Housing Choice Voucher admissions policies
Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

Because the mission of the HAHC is to promote programs and services which encourage the economic self sufficiency of its participants we have applied for and administer the programs listed below:

Public Housing FSS Program

Administered by the HAHC the grant application requires 40 participants and currently has 24.

ROSS Elderly Services

This program was implemented to facilitate and encourage independent and self-sufficient living for our elderly and disabled tenants. The grant application requires 60 participants and currently has 60 enrolled.

Welfare Benefit Reductions

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

Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

Informing residents of these policies on admission and reexamination

Actively notifying residents of new policy at times in addition to admission and reexamination.

Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

Establishing a protocol for exchange of information with all appropriate TANF agencies

Community Service Requirements

The Housing Authority of Henry County has adopted a Community Service Policy which was placed in effect on October 1, 2000. The major points of this policy are as follows:

Each adult resident is required to perform 8 hours of community service per month. The following exceptions apply:

- Individuals 62 years of age or older
- Blind or otherwise disabled or primary caretaker of such an individual
- Engaged in work activity
- Enrollment in a welfare to work program
- Receiving Social Security or disability assistance

Fulfillment of this requirement is the responsibility of the individual. Residents are supplied with a list of options which they may pursue to satisfy this requirement. Residents are provided with a tabulation sheet to record hours and signature sheets to be filled out by the participating agency.

It is the responsibility of the individual to notify the HAHC of change in status to qualify for an exemption.

The HAHC Resident Initiatives Coordinator is the staff person responsible for recordkeeping and initiation for new residents regarding this requirement.

Status is reviewed annually on the anniversary date of move-in. Those persons not fulfilling this requirement may be subject to eviction or non-renewal of lease.

As with all HAHC policies, residents have the right to file a grievance against the agency to determine if appropriate action has been taken in the case of an eviction.

11009f02

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

Given the Housing Authority of Henry County's goal to address the vacancy rate agency wide there are currently no plans to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities. However the HAHC does reserve the right to revisit this issue as part of the asset management plan and may apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in a future fiscal year.

Listed below are the current designations for each Housing Authority property:

AMP 1

Fairview Apartments – Family and Disabled

Lakeland Terrace – Family and Disabled

AMP 2

Hollis House – Elderly and Disabled

Lincoln House – Elderly and Disabled

Maple City Apartments – Elderly and Disabled

Washington Apartments – Elderly and Disabled

Grievance Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Public Housing

The Housing Authority of Henry County has established grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

The grievance policy is part of the Admissions and Continued Occupancy Policy. Copies of this policy may be found at the following locations:

HAHC main administrative office located at 125 N. Chestnut St. Kewanee, IL

HAHC development management offices:

- Fairview Property Management Office
- Hollis House Property Management Office
- Lincoln House Property Management Office
- Maple City Apartments Property Management Office
- Washington Apartments Property Management Office

Section 8 Tenant-Based Assistance/Housing Choice Voucher Program

The Housing Authority of Henry County has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

The informal review process is contained in the Administrative Plan for the Housing Choice Voucher Program. A copy of this policy may be found at the following location:

HAHC main administrative office located at 125 N. Chestnut St. Kewanee, IL

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

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

The PHA is currently operating under asset management guidelines. Properties have been divided into two AMPs and there is a COCC as well.

The Executive Staff consists of
Chief Executive Officer
Chief Financial Officer
Chief Development Officer
Property Managers for AMPs 1 & 2
Director of Facilities Management

HUD Programs Under PHA Management

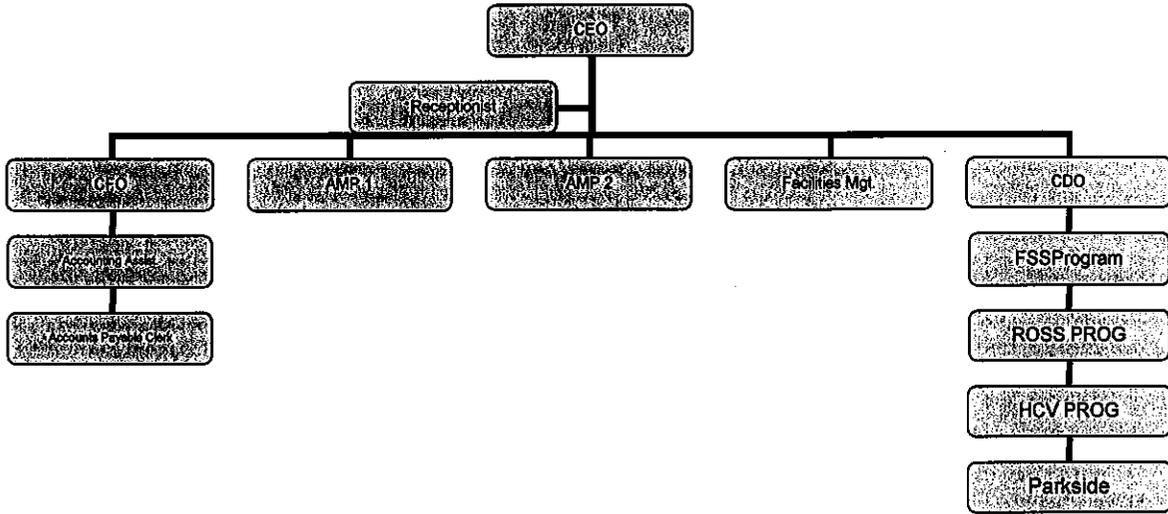
HAHC DEVELOPMENTS	LOCATION	TYPE	TOTAL UNITS
FAIRVIEW	KEWANEE	FAMILY	175
LAKELAND TERRACE	KEWANEE	FAMILY	44
LINCOLN HOUSE	GALVA	ELDERLY	48
WASHINGTON APTS.	KEWANEE	ELDERLY	74
MAPLE CITY APTS	GENESEO	ELDERLY	59
HOLLIS HOUSE	KEWANEE	ELDERLY	49
HAHC HCV PROGRAM	COUNTY WIDE	FAMILY	176
HCHDG			
COUNTRYSIDE APTS	GENESEO	FAMILY	16
PARKSIDE APTS	KEWANEE	ELDERLY	41
TOTAL			682

C. Management and Maintenance Policies

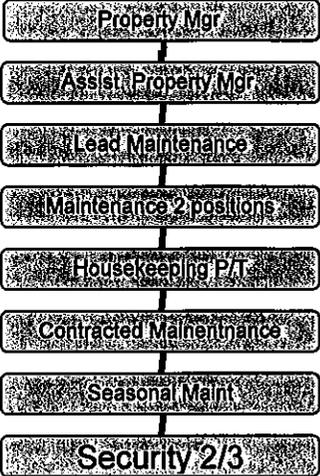
Public Housing Maintenance and Management policies are available at all Housing Authority sites and offices.

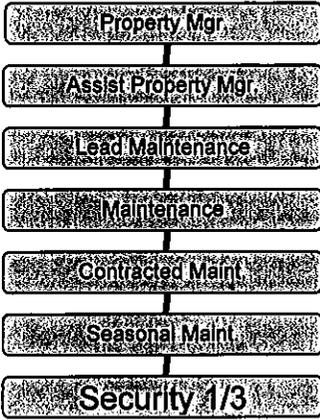
Section 8 Management policies are available at the main administrative offices.

HOUSING AUTHORITY OF HENRY COUNTY
ORGANIZATIONAL CHART



HAHC AMP 1
ORGANIZATIONAL CHART





4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

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

Minimum Rent

The PHA's minimum rent will be \$50.00

The PHA adopted discretionary minimum rent hardship exemption policies listed below:

For the earned income of a previously unemployed household member

For increases in earned income

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Ceiling rents

The PHA does not have ceiling rents at any of its developments. It employs a flat rent system which is listed in another section.

Rent re-determinations:

Between income reexaminations, tenants must report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as they occur and/or any time the family experiences a change in income.

The PHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

Flat Rents

In setting the market-based flat rents, the PHA used the following sources of information to establish comparability.

The section 8 rent reasonableness study of comparable housing
Survey of rents listed in local newspaper
Survey of similar unassisted units in the neighborhood

The PHA will regularly review these sources to determine if/when the flat rents need to be adjusted.

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

The PHA's payment standard is currently at 110% of FMR.

After review, and board approval the standard was set at 110% for the following reasons:

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families Screening

All applications follow a screening criteria listed below are the screening factors that each application must pass to be eligible:

Non-Income

Criminal or Drug-related activity

The PHA requests criminal records from local and State law enforcement agencies for screening purposes.

Rental history

The PHA requests previous landlord information including history of payment, condition of apartment and whether or not they abided by the rules of their lease. In some cases the PHA will conduct an inspection of the applicant's current living quarters.

Housekeeping

If necessary, the PHA will conduct a housekeeping inspection to verify living conditions and the applicants housekeeping issues.

Income

The PHA verifies all sources of income including but not limited to:

- Employment
- Bank Accounts
- Public Assistance
- Social Security
- Retirement/Pension
- Assets

Additionally, all applicants are verified through EIV. To ensure accurate reporting of income.

Waiting List Organization

The PHA offers the option to all qualified applicants to be placed on site-based waiting lists. Applicants may be placed on more than one list if requested. This is coordinated at the time of application and tracked in the housing authority's computer software.

As mentioned previously, applications are available at all agency offices and online.

These standards are reviewed annually for adequacy and approved by the Board of Commissioners by resolution. The factors that the PHA considers in its assessment of the adequacy of its payment standard are the success rates of assisted families and their rent burdens.

Minimum Rent

The PHA currently has no minimum rent for the Section 8 Program. This policy will be reviewed this year to consider changing the minimum to \$50 to match the Public Housing Program.

Financial Resources

Financial Resources: Planned Sources and Uses 4/1/09 – 3/31/10		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$1,204,086	PH Operations
b) Public Housing Capital Fund	\$801,707	PH Cap Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$559,942	HCV Program
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	\$88,853	FSS – Elderly Disabled
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
ARRA Funds	\$1,099,000	Physical Improvements
Replacement Housing Funds	\$168,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
50107 and 50108 CFP	\$929,911	Physical Improvements
3. Public Housing Dwelling Rental Income		
	\$824,067	PH operations
Excess Utilities	\$8,222	PH operations
4. Other income (list below)		
Interest	\$52,103	PH-S8 HCV operations
Laundry commissions, late charges, Mgmt. fees	\$475,035	PH operations
4. Non-federal sources (list below)		
Shelter Plus Care	\$58,776	
Total resources	\$6,269,702	

**Financial Resources:
Planned Sources and Uses 4/1/09 – 3/31/10**

Sources	Planned \$	Planned Uses

II009a02

PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

The HAHC is currently in the process of finalizing a completely revised Admissions and Continued Plan which will be submitted with the Annual Plan for 2011. Contained below are the current policies governing Eligibility, Selection, and Admissions.

A. Public Housing Eligibility

The Housing Authority of Henry County verifies eligibility for Public when an application is received.

Our applications are available at the following:

Administrative Offices 125 N. Chestnut St. Kewanee, IL 61443

All Housing Authority Sites

The Housing Authority website www.henrycountyhousing.us

Screening

All applications follow a screening criteria listed below are the screening factors that each application must pass to be eligible:

Non-Income

Criminal or Drug-related activity

The PHA requests criminal records from local and State law enforcement agencies for screening purposes.

Rental history

The PHA requests previous landlord information including history of payment, condition of apartment and whether or not they abided by the rules of their lease. In some cases the PHA will conduct an inspection of the applicant's current living quarters.

Housekeeping

If necessary, the PHA will conduct a housekeeping inspection to verify living conditions and the applicants housekeeping issues.

Income

The PHA verifies all sources of income including but not limited to:

Employment

Bank Accounts
Public Assistance
Social Security
Retirement/Pension
Assets

Additionally, all applicants are verified through EIV. To ensure accurate reporting of income.

Waiting List Organization

The PHA offers the option to all qualified applicants to be placed on site-based waiting lists. Applicants may be placed on more than one list if requested. This is coordinated at the time of application and tracked in the housing authority's computer software.

As mentioned previously, applications are available at all agency offices and online.

Assignment

When an applicant's name appears at the top of the list they are offered an apartment. If the applicant declines the apartment they are moved to the bottom of the list.

Admissions Preferences

Income targeting:

The PHA 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.

Transfer policies:

The PHA will consider transfers under the circumstance listed below:

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Preferences:

The PHA has established the following preferences for admission to public housing other than date and time of application.

Former Federal preferences:

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

Other preferences:

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Victims of reprisals or hate crimes

Occupancy

The following reference materials are available for applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

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

Residents are required to notify the PHA of changes in family composition under the following circumstances

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision

B. Section 8

Eligibility

The Housing Authority of Henry County verifies eligibility for Public when an application is received.

Our applications are available at the following:

Administrative Offices 125 N. Chestnut St. Kewanee, IL 61443

The Housing Authority website www.henrycountyhousing.us

Screening

All applications follow a screening criteria listed below are the screening factors that each application must pass to be eligible:

Non-Income

Criminal or Drug-related activity

The PHA requests criminal records from local and State law enforcement agencies for screening purposes.

Rental history

The PHA requests previous landlord information including history of payment, condition of apartment and whether or not they abided by the rules of their lease. In some cases the PHA will conduct an inspection of the applicant's current living quarters.

Housekeeping

If necessary, the PHA will conduct a housekeeping inspection to verify living conditions and the applicants housekeeping issues.

Income

The PHA verifies all sources of income including but not limited to:

Employment

Bank Accounts

Public Assistance

Social Security

Retirement/Pension

Assets

Additionally, all applicants are verified through EIV. To ensure accurate reporting of income.

Waiting List Organization

The PHA offers the option to all qualified applicants to be placed on site-based waiting lists. Applicants may be placed on more than one list if requested. This is coordinated at the time of application and tracked in the housing authority's computer software.

The Section 8/HCV program is not merged with any other tenant-base waiting list.

Search Time

The PHA will grant extensions on standard 60-day period to search for a unit. Upon request by the voucher holder

Admissions Preferences

Income targeting

The PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

Preferences

The PHA has established the preferences listed below for admission to section 8 tenant-based assistance:

Former Federal preferences

Victims of domestic violence

Other preferences

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Elderly and disabled

Date and Time

Applicants with no qualified preference listed

Applicants on the waiting list with equal preference status will be selected in order of application by date and time of application.

Special Purpose Section 8 Assistance Programs

Other documents or other reference materials which contain the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA are contained in the following:

The Section 8 Administrative Plan

Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 programs to the public through published notices and on the PHA website – www.henrycountyhousing.us

II009w02

Progress Report/Executive Summary - FYE: 2010

The Housing Authority of Henry County has accomplished the following items to date:

- ✓ Developed, written and submitted the Annual and Five Years plans
- ✓ Updated the Plan as necessary
- ✓ Conducted meetings with the resident advisory board on a monthly basis and provided all members with copies of the annual plan
- ✓ Developed, written and submitted the Annual Capital Fund plan
- ✓ Complied with regulations regarding the annual audit
- ✓ Updated all Public Housing and Section 8 Policies as needed to comply with HUD regulations
- ✓ Submitted all HUD requested documents as required
- ✓ Ensured that Resident Commissioner was appointed to Board per QWHRA guidelines – this person's term expires in 2014
- ✓ Conducted outreach/recruiting meeting with Section 8 Landlords
- ✓ Monitored Community Service requirements for eligible residents
- ✓ Review and Revise Policies as required
- ✓ HA affiliated non-profit was included in the annual audit as component unit
- ✓ Contracted for an evaluation of the agency for asset management compliance review
- ✓ Reorganized staff assignments to comply with asset management guidelines