

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>Brown County Housing Authority</u> PHA Code: <u>IL099</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>62</u> Number of HCV units: <u>0</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	
					PH	HCV
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: We intend to continue to provide affordable housing to all qualified applicants and tenants and provide a suitable living environment free from discrimination by enforcing lease provisions dealing with such behavior.					
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. Previous goals – Vacancies have been reduced in Mt. Sterling. Walks, parking and floor tile were replaced. New emergency generators were purchased. Security – new exterior camera with zoom was installed at site 3. New goals – Use more flyers to try to reduce vacancies in Versailles. Use modernization funds to replace roofs and upgrade units. Purchase additional cameras to improve security.					

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: Following changes were made to the Admissions and Occupancy Plan – Section: II A 1 – ADD – Income and recertification originals more than 5 years old may be scanned and kept on the computer system and replaced by a note indicating where the file is on the computer system in order to keep the files from becoming too large.</p> <p>II F 9 – ADD – “within the last 10 non-incarcerated years.”</p> <p>IV – C – CONDUCT – ADD – In order to monitor and document behaviors, tenants are informed that any conversation in person or on the phone may be recorded by the Authority.</p> <p>IV O – ADD – Circumstances which the HA becomes aware of after move in which would have been cause for denial of admission are grounds for eviction once they become known.</p> <p>APPENDIX D – Replace “After hours lock-out” with “lock out”</p> <p>LEASE Changes –</p> <p>Section V (b) replace “a period not exceeding fourteen (14) days each year.” with “a period not exceeding fourteen (14) days and/or nights in a 45 day period.”</p> <p>Section VII – TERMINATION AND MODIFICATION OF LEASE 1. ADD the following: Rent will not stop until the two weeks is completed and the keys have been returned.</p> <p>IF funding and a process should come available which would allow the Authority to convert its 24 Rural Development units to HUD units the Authority would pursue the conversion. Currently we are not able to do so.</p> <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 Authority’s PHA Plan is posted at the main office as well as at the other two laundry rooms.</p>
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> <i>Not Applicable.</i></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. Reports are attached.</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. Reports are attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</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>The majority of the time our waiting list is empty and units are ready and available. It is unusual and temporary but at this time we do have a few on our waiting list. We have 2 for a 3 bedroom, 5 for a 2 bedroom and 2 for a one bedroom(Mt. Sterling only, they are not interested in one bedroom units ready and available in Versailles). When we do have a waiting list the waiting period is almost always less than 60 days. Our Versailles location is only full a few times a year. Therefore, we conclude there is no shortage of housing in our area. If a waiting list develops the Authority uses its Preferences to ensure those who are Handicap, victims of domestic violence, Involuntarily displaced, Elderly, near elderly, homeless, paying more than 50% of income for rent, or a local resident (in that order of selection as specified in the Admissions and Occupancy Policy) are given priority.</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>Continue to employ effective maintenance and management policies to minimize the number of units off-line. Continue to apply Preferences to ensure the most needy are helped first when there is a waiting list.</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Units and sites continue to be renovated to keep the units modern and the sites safe and friendly. We maintain a close working relationship with local law enforcement and Public aid agencies. Security cameras have been added. Emergency generators are now available at 3 locations. We continue to rent to all eligible applicants.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant Amendment or Modification to the Plan would include: 1. Changes to rent or admissions policies. 2. Additions of non-emergency work items not included in the current 5 year Capital Fund Plan. 3. Addition of a PHDEP or similar program. 4. Any change with regard to the demolition or disposition, designation, homeownership programs or conversion activities.</p> <p>Non-significant Amendment or Modification would include: 1. Changes adopted to reflect changes in HUD regulatory requirements. 2. Updates to Flat Rents and utility allowances. 3. Updates of board members, and RAB members. 4. Other similar updates accomplished by following policy and process.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(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.

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: Brown County Housing	Grant Type and Number Capital Fund Program Grant No: IL06P09950108 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:2)
 Performance and Evaluation Report for Period Ending: 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	4,000	4,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	2,500	2,700	738.04	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	2,850	2,850	2,850
8	1440 Site Acquisition				
9	1450 Site Improvement	54,163	61,783.57	51,526.47	51,526.47
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,700	8,022.43	8,008.76	8,008.76
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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: Brown County Housing	Grant Type and Number Capital Fund Program Grant No: IL06P09950108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	71,363	79,356	63,123.27	62,385.23
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	3,500	1,230	1,229.21	1,229.21
25	Amount of line 20 Related to Energy Conservation Measures	0	2,850	2,850	2,850
Signature of Executive Director Daniel R. Fuller 11/30/2009		Date		Signature of Public Housing Director	
				Date	

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: Brown County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P09950108 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	
IL099000001	Operations	1406		4,000	4,000			
	Coordinator Salary/Admin Costs	1410		2,500	2,700	738.04		
	Energy Audit Update	1430.1		0.00	2,850	2,850	2,850	
	Concrete Parking/Walk work	1450	2 Sites	54,163	61,783.57	51,526.47	51,526.47	
	Sewer Camera and Locator	1475.2	1	4,700	4,700	4,687.12	4,687.12	
	Emergency Generator Site 2	1475.2	1	2,500	2,092.43	2,092.43	2,092.43	
	Video Surv. Camera Site 1	1475.2	0	1,500	0.00			
	Video Surv. Camera Site 2	1475.2	0	1,000	0.00			
	Video Surv. Camera Site 3	1475.2	1	1,000	1,230	1,229.21	1,229.21	

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: Brown County Housing	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number</td> <td>FFY of Grant: 2009</td> </tr> <tr> <td>Capital Fund Program Grant No: IL06P09950109</td> <td>FFY of Grant Approval: 2009</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2009	Capital Fund Program Grant No: IL06P09950109	FFY of Grant Approval: 2009	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2009								
Capital Fund Program Grant No: IL06P09950109	FFY of Grant Approval: 2009								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	4,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	2,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	54,467			
11	1465.1 Dwelling Equipment—Nonexpendable	3,600			
12	1470 Non-dwelling Structures	10,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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: Brown County Housing	Grant Type and Number Capital Fund Program Grant No: IL06P09950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	79,567			
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	3,600			
Signature of Executive Director Daniel R. Fuller 9/04/09			Date	Signature of Public Housing Director	
				Date	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Brown County Housing Authority				Federal FFY of Grant: 2009	
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	
IL099000001	15 Sep 2011		15 Sep 2013		

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: Brown County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09950110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	4,000				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	2,600				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	52,500				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	1,500				
13	1475 Non-dwelling Equipment	30,000				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Brown County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P09950110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	90,600				
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	6,600				
24	Amount of line 20 Related to Security - Hard Costs	84,000				
25	Amount of line 20 Related to Energy Conservation Measures	2,000				
Signature of Executive Director Daniel R. Fuller 11/30/2009			Date	Signature of Public Housing Director		
				Date		

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

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Brown County Housing Authority

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	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	98,533.00	88,450.00	92,156.00	824,180.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			10,000.00	1,000.00	69,340.00
E.	Administration		2,650.00	2,650.00	2,650.00	2,850.00
F.	Other – A/E services		0.00	0.00	0.00	15,000.00
G.	Operations		4,000.00	4,000.00	4,000.00	4,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		105,183.00	105,100.00	99,806.00	915,370.00
L.	Total Non-CFP Funds					
M.	Grand Total		105,183.00	105,100.00	99,806.00	915,370.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL099000001			IL099000001		
Annual Statement	Concrete Parking/Walks	Site 1	40,156	Concrete Parking/Walks	Site 2	47,100
	Insulate Attics	Site 1, 2 – 17 Bldgs	43,000	Hand Rails	Site 1 and 2	9,000
	Insulate Basements	Site 1, 2 – 4 Bldgs	10,000	Landscape	All	2,625
				Add Site Light	1 – Site 3	3,300
				Water Shut Offs – 2 Brs	4 Bldgs	9,000
				Replace water lines	Site 3	16,200
				Door Bells S3	20	4,500
				Basement Windows	4 Bldgs	1,800
				Termite Treatment	All	37,000
				Replace floor tile/base	Sites 1 and 2	65,095
				Geothermal/Elec/Meter	S2 - 6 Units	102,000
				Geothermal/Elec/Meter	S3 - 20 Units	300,000
				Upgrade 200 Amp Svc Site 1 and 2	12 Units	50,200
				Fire Stop Canisters	All units	4,060
				Security Screens/Storm Windows	All units +3 Bldgs	75,800
				Kit. Faucet/Drains/ Counter – S1, S2	42 units	21,000
				Cabinets/laminate	S1 – 26 Units	39,000
				Patio Drapes	30 units	6,000
				Shades	All	8,800
				Water Heaters S3	21 units	9,000
				Building Address Signs	All Bldgs	4,700
				Siding – Site 3	All Site 3	15,000
				Ranges	S2 – 6	2,400
				Storage Sheds	S1, S2 – 4	26,880
				Maint. Shed	1	2,500
				Comm. Rm. Cabinets	2	4,000
				Maint. Tractor/accessor	1	18,000

HUD 50075 – Additional Plan Information

Section 11(f) – No comments were received from the RAB or any tenants.

Section 11(g) – Changed elements are listed in PHA Plan Update section 6.

Section 6 – PHA Plan Elements:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. See Section II ADMISSION of the Admissions and Occupancy Policy for more detailed information.

Eligibility is determined as soon as required documentation is received. The two main sources are a criminal record background check and landlord references. Any known personal or public knowledge which indicates what kind of tenant the applicant would make, both positive and negative information is weighed.

Waiting list – one list is kept for all sites. An applicant can continue to pass on units if they wish in order to wait for a particular location to become available without losing their place on the list. The deconcentration policy has been adopted and will apply when there is a waiting list. At such times, 40 percent of families admitted must have incomes that do not exceed 30 percent of area median (very low income). Preferences apply as noted in section 9. See Section II ADMISSION of the Admissions and Occupancy Plan and Procedures for more detailed information.

2. Financial Resources. The Authority receives money from the following sources – the amount received for Fiscal Year End 2009 is shown as an estimate.

Operating Funds from HUD -	\$115,890.00
Federal Fiscal Year 2009 Grant -	\$79,567.00
Stimulus Grant 2009 (one time grant)	\$100,449.00
Income from Tenants -	\$97,178.00

3. Rent Determination: For more detailed information see section III CERTIFICATION AND RENT CALCULATION of the Admissions and Occupancy Plan and Procedures.

4. Operation and Management: For more detailed information see section V. MAINTENANCE of the Admissions and Occupancy Plan & Procedures.

5. Grievance Procedures: See Section VI GRIEVANCE of the Admission and Occupancy Plan & Procedures for more detailed information.
6. Designated Housing for Elderly and Disabled Families. ALL Authority sites are designated as Family sites.
7. Community Service and Self Sufficiency. The Authority does not administer any related programs. See Section IV OCCUPANCY F. Community Service of the Admission and Occupancy Plan & Procedures Policy for information on Community Service requirements.
8. Safety and Crime Prevention.
 - (i). There are no recurring problems the Authority is aware of.
 - (ii). The Authority has security cameras at each location in the laundry room. Cameras attached to some of the laundry buildings also monitor the outside area nearby.
 - (iii). The PHA works closely with the County and City of Mt. Sterling Police Departments. Authority reports any suspicions it has and the Police contact the Director as needed.
9. Pets. See Section IV OCCUPANCY K. Pets of the Admission and Occupancy Plan & Procedures Policy for more detailed information concerning the size and type requirements for one allowed pet.
10. Civil Right Certification: See Form HUD 50077 for certifications relating to Civil Rights.
11. Fiscal Year Audit. A copy of the audit can be reviewed by coming to the office at 400 North Maple Street in Mt. Sterling, IL.
12. Asset Management. See the Annual and 5 year Capital Fund Plans for detailed information on short term and long term planned capital improvements. A needs assessment is done annually by the Director. Ideas are solicited from tenants at tenant meetings.
13. Violence Against Women Act (VAWA). See Section I C 1 of the Admission and Occupancy Plan & Procedures for detailed information of our Policy. The HA will not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for admission. In keeping with past practice, being a victim of domestic violence is not a violation of the tenant lease. The HA will only take action against tenants who are committing the violence, not the victims of it in regards to this issue.

1. The Authority does not have any programs for victims but has contact information for other agencies we have been in contact with in the past.

2. Reminder that the Authority does have an admissions preference for those who are victims of domestic violence.

3. Security cameras help deter crimes at sites, a mobile camera is available for tenant use when there is a specific situation which needs to be monitored.

Section 7 – PHA Plan Elements

(a) The Authority does not have any Hope VI or Mixed Finance Modernization or Development.

(b) and (c) The Authority has no plans to demolish, dispose of or convert any units.

(d) Homeownership. The Authority has no homeownership programs.

(e) The Authority has no Voucher or Section 8 Programs.

Section 8 – PHA Plan Elements

8.1 – The Annual Statement/Performance and Evaluation report and revisions for all ongoing grants are attached to the PHA Plan each year.

8.2 – The Five-year action plan (HUD 50075.2) is attached to the 5 Year PHA Plan.

8.3 - The Authority does not participate in any Capital Fund Financing Program (CFFP).

Section 9 – Housing Needs

See statement on PHA Plan.

Section 10 – Additional Information.

See section 10 of the PHA Plan.

Section 11 – Required submissions.

Required forms are submitted with the PHA Plan to HUD. If forms are not attached to the PHA Plan where it is posted they can be viewed at the Authority's office by request during normal work hours.

ADDITIONS:

Carbon Monoxide Detectors – CO Detectors were purchased in October 2006 from Home Depot and installed in all of our units with gas appliances shortly thereafter. The costs were reflected in extraordinary maintenance materials for our FYE 2007.