

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: Henderson County Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _10/2010_____					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: __58_____					
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
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: Henderson County Housing Authority's mission is to promote adequate & affordable housing; economic opportunity and suitable living environment, free of discrimination; supporting the needs of low, very low and extremely low income families in our jurisdiction during the years covered in this PHA plan.					
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. HCHA's goal is: 1) Increase the availability of decent, safe and affordable housing while ensuring equal opportunity & fair housing practices. 2) Continue to improve voucher management 3) Continue to encourage landlords to use preventive maintenance practices to maintain properties and make them more desirable to tenants 4) Increase lease ups in order to provide assistance to low, very low and extremely income families in Henderson County. Progress made from the previous 5-Year Plan is: We have steadily started increasing lease ups and landlord participation. Our SEMAP score has increased from 60% in 2006 to 85% in 2009.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: *See Attachment il115a (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. Henderson County Housing Authority office located at 204 W. Mercer Street, Oquawka, Illinois 61469					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A					

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>*Housing needs of low income Henderson County residents are: 1) Insufficient decent & affordable housing units, 2) Insufficient two, three and four bedroom units, 3) Rural area with no transportation or Public Housing units.</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>*The Henderson Co. Housing Authority plans to work with landlords to increase the availability of housing units and work with other areas agencies to provide new family units in the county through grants. We also plan to open the waiting list and increase lease ups.</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>Lease Ups have increased, landlords are providing decent, safe and affordable housing and voucher management has significantly improved.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Henderson Co. Housing Authority's definition of "significant amendment" is changes to rent or admissions policies or organization of the waiting list that would significantly change the content of said policies or waiting lists.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(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>

Henderson County Housing Authority
Housing Authority #IL115
Fiscal Year Begin Date: 10/2010

- 5.1 The mission of the Henderson County Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination.
- 5.2 Henderson County Housing Authority's goal is to increase the availability of decent, safe and affordable housing. Ensuring equal opportunity and fair housing practices.
- 6.0 (a)

	Plan Element	Column #3
1.	Eligibility, Selection/Admissions Policies, Including Deconcentration/WL Procedures	No Change
2.	Financial Resources	No Change
3.	Rent Determination	No Change
4.	Operation/Management	No Change
5.	Grievance Procedures	No Change
6.	Designated Housing for Elderly/Disabled	No Change
7.	Comm. Service/Self-sufficiency	No Change
8.	Safety/Crime Prevention	No Change
9.	Pets	No Change
10.	Civil Rights Certification	No Change
11.	Fiscal Year Audit	<p>Changed</p> <p>FY 2008 Audit Comments on Internal Controls</p> <p>1) Deposits- HCHA has amended the Internal Control Policy to include: Rent will be accepted from the 1st of the month forward only. No rent will be accepted before the month it is due.</p> <p>2) Pilot Tax- HCHA is now current with payments of the Pilot tax.</p> <p>3) Outstanding Checks- HCHA Board of Commissioners made a motion to write off the checks in the voucher account that were over 4 yrs old.</p> <p>4) Allocated Expenses- Due to issues with the Section 8 Voucher program, we have not received enough Admin Fees to cover these costs. We met with HUD and are working on a solution to the problem.</p> <p>5) Interfunds/Interprogram- We have worked extremely hard trying to remedy this situation, however with the gross mismanagement of the previous Executive Director, this will take a long time.</p>
12.	Asset Management	No Change
13.	Violence Against Women Act (VAWA)	<p>Changed</p> <p>Prohibits the eviction of and removal of assistance from certain persons living in Section 8 assisted housing if the grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking.</p>

Henderson County Housing Authority

Violence Against Women's Act (VAWA)

- Policy: The Violence Against Women's Act prohibits the eviction of and the removal from certain persons living in Section 8 assisted housing if the grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking. The Henderson County Housing Authority (HCHA) and all owners must comply with this law.
- All participants and owners will be made aware of these requirements at the time of certification or re-certification.
- Procedure: The following new requirements are incorporated into the Housing Choice Voucher HAP Contract and Tenancy Addendum:
- a.) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.
 - b.) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
 - c.) Notwithstanding the VAWA restrictions on admission, occupancy, or terminations of occupancy or assistance, HCHA may terminate assistance to or an owner or manager remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures for the termination of leases or assistance prescribed by Federal, State, and local law.
 - d.) Nothing in Section 8(o)(7)(D)(i) of the US Housing Act of 1937, may be construed to limit HCHA, when notified, to honor court orders addressing rights of access or control of the property, including, civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.
 - e.) Nothing in Section 8(o)(7)(D)(i) of the US Housing Act of 1937, limits any otherwise available authority of an owner or manager to evict or HCHA to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or HCHA does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

- f.) Nothing in Section 8(o)(7)(D)(i) of the US Housing Act of 1937, may be construed to limit the authority of an owner or manager to evict, or HCHA to terminate assistance, to any tenant if the owner, manager, or HCHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.
- g.) Nothing in Section 8(o)(7)(D)(i) of the US Housing Act of 1937, shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this Act for victims of domestic violence, dating violence, or stalking.

Participants that claim to be victims of domestic violence, dating violence or stalking are required to complete HUD certification form 50066 in order to verify their claim. In addition, HCHA requests that victims provide court documents or arrest reports as proof.

A family may receive a voucher and move in violation of the lease under the portability procedures if the family has complied with all other obligations of the voucher program and has moved out of the assisted unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking and who reasonably believes he or she was imminently threatened by harm from further violence if he or she remained in the assisted unit.

The HCHA works in cooperation with Western Illinois Regional Councils Violence Prevention Intervention Victim Services and local and State law enforcement.

Henderson County Housing Authority
IL115

VAWA Certification

With the implementation of the Violence Against Women and Justice Department Reauthorization Act. 2005, the Henderson County Housing Authority is in compliance by the following:

- a. Providing landlords with notice of the VAWA law and a description of it's content and direction. Also asking them to read the HAP Contract Addendum.
- b. Providing HAP Contract attachment to landlord giving them information regarding the VAWA law and the rules/regulations governing it.
- c. Working agreement with Western Illinois Regional Council's Victim Services and Illinois Family Violence Coordinating Council to aide victims in getting education and assistance for various needs during/after an assault. If necessary arrangements can be made to get the victim to a "safe house" if the situation warrants. Old cell phones can be provided to victims for 911 emergency calls. In the case of a sexual assault specially trained counselors are called to assist the victims at the hospital and during the police reporting stages. We also work closely with the Henderson Co. Sheriff's dept and the Henderson Co. State's Attorney.

.....
Carbon Monoxide Alarm Detector Certification

With the implementation of the Carbon Monoxide Alarm Detector Act we provided landlords with copies of the new law during the month of November so they could have them installed in all Section 8 units prior to January 1, 2007.

Starting January 1, 2007 at annual inspections we check for a working Carbon Monoxide Detector in all Section 8 units to be within 15 feet of all sleeping rooms.

Shirley Martinez
Executive Director
IL115
Henderson County Housing Authority