

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 Edgar County</u> PHA Code: <u>IL120</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>200</u> Number of HCV units: <u>75</u>
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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
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>N/A</i>
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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.
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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 mission of the Edgar County Housing Authority is to be the areas affordable housing choice. We will provide and maintain safe, quality housing in a cost effective manner. We will partner with other community service providers to offer housing and supportive services to low income residents of the County.
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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. PHA GOAL #1: IMPROVE THE QUALITY OF ASSISTED HOUSING The PHA established the following objectives to strive in meeting goal #1: <ul style="list-style-type: none"> ▪ Improve public housing management: (PHAS Score) PHA will strive to maintain High Performer Status. ▪ Concentrate on efforts to improve specific management functions: on-going PHA shall review policies on an annual basis to maintain current with regulation changes; provide staff training as needed ▪ Renovate or modernize public housing units: on-going as Capital Fund Program permits.
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<p>5.2</p>	<p>PHA GOAL #2: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Implement public housing security improvements: PHA will continue to add security lighting and camera surveillance systems as Capital Fund Program permits. <p>PHA GOAL #3: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #3:</p> <ul style="list-style-type: none"> ▪ Increase the number and percentage of employed persons in assisted families: The PHA shall actively pursue employment opportunities for residents via the Section 3 guidelines. ▪ Provide or attract supportive services to improve assistance recipients' employability: The PHA will pursue partnerships with local entities to provide supportive services to the residents once the on-site computer lab is completed.
<p>6.0</p>	<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> <p style="padding-left: 40px;">Revisions by the PHA to the PHA Plan Elements since it last Annual Plan submission are provided as attachment il120f01.</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 style="padding-left: 40px;">The specific location where the public may obtain copies of the 2010 5-Year and Annual Plan is the PHA main administrative office located at 602 Highland Drive, Paris, IL 61944. In addition, applicants may request that an application be mailed to them.</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></p> <p><u>HOPE VI or Mixed Finance Modernization or Development</u> The PHA has not received a HOPE VI revitalization grant. The PHA does not plan to apply for a HOPE VI-Revitalization grant in the Plan year. The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year. The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p><u>Demolition and/or Disposition</u> The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p> <p><u>Conversion of Public Housing</u> The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.</p> <p><u>Homeownership</u></p> <ol style="list-style-type: none"> 1. <u>Public Housing</u> The PHA does not administer any homeownership programs for public housing. (if yes, provide activity description below) 2. <u>Section 8 Tenant Based Assistance</u> The PHA does not plan to administer any homeownership programs for section 8. <p><u>Project-based Vouchers</u> The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.</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>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program Annual Statement (il120a01) ▪ 2009 Performance and Evaluation Report (il120c01) ▪ 2009 ARRA Performance and Evaluation Report (il120d01)

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>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment il120b01 																																														
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></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>The PHA retrieved the following U.S. Census data from the Comprehensive Housing Affordability Strategy (“CHAS”) dataset for year 2000.</p> <table data-bbox="548 1024 1091 1360"> <tbody> <tr><td>Extremely low Income</td><td>450</td></tr> <tr><td>Very low-Income</td><td>350</td></tr> <tr><td>Low-income</td><td>445</td></tr> <tr><td>Elderly</td><td>390</td></tr> <tr><td>Families with Disabilities</td><td>69</td></tr> <tr><td>White</td><td>225</td></tr> <tr><td>Black/African American</td><td>0</td></tr> <tr><td>Hispanic</td><td>0</td></tr> <tr><td>Native Indian/Alaskan Native</td><td>N/A</td></tr> <tr><td>Asian</td><td>N/A</td></tr> <tr><td>Native Hawaiian/Other Pacific Islander</td><td>N/A</td></tr> </tbody> </table> <p>The PHA current public housing waiting list reflects 60 families as follows:</p> <table data-bbox="555 1459 1161 1822"> <thead> <tr> <th></th> <th># of families</th> </tr> </thead> <tbody> <tr><td>Extremely low-income</td><td>21</td></tr> <tr><td>Very low-income</td><td>28</td></tr> <tr><td>Low-income</td><td>9</td></tr> <tr><td>Families with children</td><td>22</td></tr> <tr><td>Elderly families</td><td>9</td></tr> <tr><td>Families with disabilities</td><td>7</td></tr> <tr><td>White</td><td>55</td></tr> <tr><td>Black/African American</td><td>5</td></tr> <tr><td>American Indian/Alaska Native</td><td>0</td></tr> <tr><td>Asian</td><td>0</td></tr> <tr><td>Native Hawaiian/Other Pacific Islander</td><td>0</td></tr> </tbody> </table>	Extremely low Income	450	Very low-Income	350	Low-income	445	Elderly	390	Families with Disabilities	69	White	225	Black/African American	0	Hispanic	0	Native Indian/Alaskan Native	N/A	Asian	N/A	Native Hawaiian/Other Pacific Islander	N/A		# of families	Extremely low-income	21	Very low-income	28	Low-income	9	Families with children	22	Elderly families	9	Families with disabilities	7	White	55	Black/African American	5	American Indian/Alaska Native	0	Asian	0	Native Hawaiian/Other Pacific Islander	0
Extremely low Income	450																																														
Very low-Income	350																																														
Low-income	445																																														
Elderly	390																																														
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Black/African American	5																																														
American Indian/Alaska Native	0																																														
Asian	0																																														
Native Hawaiian/Other Pacific Islander	0																																														

<p>9.0</p>	<p>The PHA current Section 8 tenant-based assistance waiting list reflects 7 families as follows:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: right;"># of families</th> </tr> </thead> <tbody> <tr> <td>Extremely low-income</td> <td style="text-align: right;">6</td> </tr> <tr> <td>Very low-income</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Low-income</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Families with children</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Elderly families</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Families with disabilities</td> <td style="text-align: right;">3</td> </tr> <tr> <td>White</td> <td style="text-align: right;">7</td> </tr> <tr> <td>Black/African American</td> <td style="text-align: right;">0</td> </tr> <tr> <td>American Indian/Alaska Native</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Asian</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Native Hawaiian/Other Pacific Islander</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>		# of families	Extremely low-income	6	Very low-income	0	Low-income	1	Families with children	4	Elderly families	0	Families with disabilities	3	White	7	Black/African American	0	American Indian/Alaska Native	0	Asian	0	Native Hawaiian/Other Pacific Islander	0
	# of families																								
Extremely low-income	6																								
Very low-income	0																								
Low-income	1																								
Families with children	4																								
Elderly families	0																								
Families with disabilities	3																								
White	7																								
Black/African American	0																								
American Indian/Alaska Native	0																								
Asian	0																								
Native Hawaiian/Other Pacific Islander	0																								
<p>9.1</p>	<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><u>Strategies</u></p> <p>PHA shall maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> ▪ Employ effective maintenance and management policies to minimize the number of public housing units off-line <p>Reason for Selecting Strategies:</p> <ul style="list-style-type: none"> ▪ Funding constraints ▪ Staffing constraints 																								
<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 Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009 are provided as attachment il120h01.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification The PHA significant Amendment and Substantial Deviation/Modification statement has been revised and is provided in attachment il120h01.</p> <p>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. <i>N/A</i></p> <p>(d) Carbon Monoxide Alarm Detector Act compliance Provided as attachment il120i01</p>																								

11.0

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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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. **Provided as attachment il120e01**
- (g) Challenged Elements – **No elements challenged**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as attachments il120a01, il120c01 and il120d01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
Provided as attachment il120b01

Attachment: ii120a01

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: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P120501-10 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					
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		230,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable		21,246.00			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		30,000.00			
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.

Part I: Summary					
PHA Name: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P120501-10 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)	281,246.00			
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 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.

Attachment: 1120a01(2)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacements, Housing Fabric and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OPIB Doc. 2577-0220
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010			
PHAs Name: Fiscal County: Housing Authority:	Grant Type and Number: Capital Fund Program Grant No. 11-912/001-00 Replacement Housing Fabric Grant No. Date of LEAF:	FFY of Grant Approval: 2010			
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report, 30 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	1551 Collateralization or Debt Service paid by the PHA				
18b	2920 Collateralization or Debt Service paid Via System of Direct Payment				
19	1512 Contingency (may not exceed 5% of line 18)				
20	Amount of Annual Grant (sum of lines 1-19)	287,246.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 204 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 <i>John Hollis</i>		Date	Signature of Public Housing Director	Date	
		2-24-10			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report in a LEAF/00 Annual Statement.
³ PHAs with contract 951 or its successors may use 10% of CIP Grant Replacements.
⁴ 2010 Expendable (check this box).

Capital Fund Program—Five-Year Action Plan

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

Attachment: il120b01

Part I: Summary						
PHA Name/Number Authority		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Edgar County Housing IL120		Paris / Edgar Co. / Illinois				
A.	Development Number and Name IL120000001 (PIC #) PHA WIDE	Work Statement for Year 1 FFY __2010__	Work Statement for Year 2 FFY ____2011____	Work Statement for Year 3 FFY ____2012____	Work Statement for Year 4 FFY ____2013____	Work Statement for Year 5 FFY ____2014____
B.	Physical Improvements Subtotal	Annual Statement	0	281,246.00	0	281,246.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		281,246.00	0	281,246.00	0
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		281,246.00	281,246.00	281,246.00	281,246.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$ 281,246.00	\$ 281,246.00	\$ 281,246.00	\$ 281,246.00

Attachment: ii120c01

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: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P120501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09 <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	281,246.00	0	281,246.00	84,374.00	
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					

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: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P120501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09			<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)	281,246.00	0	281,246.00	84,374.00	
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.

Attachment: #120c01(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 E: Summary				FFY of Grant: 2009	
PHA Name: Edge County Housing Authority		Grant Type and Number Capital Fund Program Grant No. H-20110006-09 Replacement Housing Factor Grant No. Date of LEAF:		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 (re-bid only) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Final grant	Repayment
18a	1500 Colliers rent/mo Debt Service paid by the PHA				
18b	3000 Colliers rent/mo Debt Service paid via Section 8 Disc. Payment				
19	1500 Colliers (may not exceed # of line 18)				
20	Amount of Annual Grant: (sum of Lines 7-19)	251,246.00	0	281,246.00	84,374.00
21	Amount of Line 20 Related to LRP Activities				
22	Amount of Line 20 Related to Section 811 Activities				
23	Amount of Line 20 Related to Section 8 - Rent Costs				
24	Amount of Line 20 Related to Section 8 - Start Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>John Holden</i>		2-24-10			

¹ To be completed for the Performance and Evaluation Report
² To be used for the Performance and Evaluation Report only. Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CDFP funds for operations.
⁴ RHP funds shall be included here.

Attachment: ii120d01

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: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S120501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	25,000.00	24,000.00	24,000.00	13,200.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	288,854.00	0	0	0	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	0	289,854.000	0	0	

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: Edgar County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S120501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<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)	313,854.00	313,854.00	24,000.00	13,200.00	
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.

Attachment: IH20001(2)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 4377-0026
 Expires 09/30/2011

Part I: Summary				FY of Grant 2009		FY of Grant Approval 2009	
PBA Number	Grant Type and Number						
Housing County	Capital Fund Program Grant No: 110781261-09						
Housing Authority	Replacement Housing Program Grant No:						
	Date of CRF:						
Type of Grant							
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Review for Disallowed Expenses		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹			
		Original	Revised²	Obligated	Expended		
18a	100 Capitalization Debt Service paid by PHA						
18b	300 Capitalization Debt Service paid Via System of Fund Payment						
19	190 Contingency (may be added when line 20)						
21	Amount of 2009a Grants (sum of line 2-19)	313,854.00	313,854.00	24,000.00	13,200.00		
22	Amount of line 20 Related to CIP Activities						
23	Amount of line 20 Related to Section 204 Activities						
24	Amount of line 20 Related to Security - Direct Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>John Hollis</i>		2-24-10					

- ¹ To be completed for the Performance and Evaluation Report.
- ² To be completed for the Performance and Evaluation Report on a revised Annual Statement.
- ³ PHAs with under 250 units in management may use 10% of CRF Grants for operations.
- ⁴ RHP funds shall be included here.

Attachment: il120e01
Housing Authority of Edgar County
Resident Advisory Board Consultation process – FYB 2010

Resident Advisory Board Consultation process

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on the Resident Advisory Board
No notification required. PHA has ongoing RAB
- 2. Resident Advisory Board Selection**
Selection made from resident/participant response
No notification required. PHA has ongoing RAB
- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan - RAB monthly meeting set for 2-1-10

Notify Resident Advisory Board of scheduled meeting
Regularly scheduled monthly meeting with extra notice posted to all development bulletin boards concerning PHA Plan agenda

Hold Resident Advisory Board meeting 2-1-10
- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad
Date of hearing 2-23-10...ad placed on 1-9-10
Notify Resident Advisory Board
Notified at monthly RAB meeting on 2-1-10 and with flyer on development bulletin boards
Hold Public Hearing meeting 2-23-10
- 5. Documentation of resident recommendations and PHA's response to recommendations**

No comments received.

Attachment: il120f01
Housing Authority of Edgar County
FY 2010 PHA Plan
Section 6.0 – PHA Plan Elements (24 CFR 903.7)

Element Number	Plan Element	Changes since last PHA Plan																		
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.	<u>Public Housing</u> <u>Eligibility</u> The PHA requests criminal records from the County Circuit Clerk for screening purposes. <u>Section 8</u> – NO CHANGE																		
2	Financial Resources	2010 Financial Resource Estimate \$1,456,100 as reflected below: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Sources</u></th> <th style="text-align: right;"><u>Anticipated \$</u></th> <th style="text-align: right;"><u>Planned Use</u></th> </tr> </thead> <tbody> <tr> <td>▪ Public Housing Operating Fund</td> <td style="text-align: right;">\$489,000</td> <td style="text-align: right;">PH Operations</td> </tr> <tr> <td>▪ Public Housing Capital Fund</td> <td style="text-align: right;">\$281,246</td> <td style="text-align: right;">PH Capital Improvements</td> </tr> <tr> <td>▪ 2009 ARRA Capital Fund</td> <td style="text-align: right;">\$289,854</td> <td style="text-align: right;">PH Capital Improvements</td> </tr> <tr> <td>▪ Public Housing Dwelling Rental</td> <td style="text-align: right;">\$356,000</td> <td style="text-align: right;">PH Operations</td> </tr> <tr> <td>▪ Interest on Investments</td> <td style="text-align: right;">\$ 40,000</td> <td style="text-align: right;">PH Operations</td> </tr> </tbody> </table>	<u>Sources</u>	<u>Anticipated \$</u>	<u>Planned Use</u>	▪ Public Housing Operating Fund	\$489,000	PH Operations	▪ Public Housing Capital Fund	\$281,246	PH Capital Improvements	▪ 2009 ARRA Capital Fund	\$289,854	PH Capital Improvements	▪ Public Housing Dwelling Rental	\$356,000	PH Operations	▪ Interest on Investments	\$ 40,000	PH Operations
<u>Sources</u>	<u>Anticipated \$</u>	<u>Planned Use</u>																		
▪ Public Housing Operating Fund	\$489,000	PH Operations																		
▪ Public Housing Capital Fund	\$281,246	PH Capital Improvements																		
▪ 2009 ARRA Capital Fund	\$289,854	PH Capital Improvements																		
▪ Public Housing Dwelling Rental	\$356,000	PH Operations																		
▪ Interest on Investments	\$ 40,000	PH Operations																		
3.	Rent Determination	<u>Public Housing</u> – NO CHANGE <u>Section 8</u> – NO CHANGE																		
4.	Operation and Management	<u>Management Structure</u> – NO CHANGE <u>Units or Families Served at Beginning of Fiscal Year</u> Public Housing 200 Section 8 Vouchers 63																		
5.	Grievance Procedures	<u>Public Housing</u> – NO CHANGE <u>Section 8</u> – NO CHANGE																		
6.	Designated Housing for Elderly and Disabled Families	NO CHANGE																		
7.	Community Service and Self-Sufficiency	<u>Economic and Social Self-sufficiency Programs</u> At the present time the PHA does not coordinate, promote or provide programs for the enhancement of the economic and social self-sufficiency of families. However, the PHA plans to build a community building that will include a computer lab. In addition the PHA plans to partner with local agencies to provide supportive services to assist residents in enhancing their economic and social self-sufficiency. <u>Community Service Requirement</u> The PHA will comply with the requirement of community service by tracking the household members (1) required to perform community service, (2) granted exemptions, (3) in non-compliance, and (3) terminated or evicted due to non-compliance. Below is the current Community Service Implementation Report: <ul style="list-style-type: none"> ▪ Number of tenants performing community service: <u>33</u> ▪ Number of tenants granted exemptions: <u>276</u> ▪ Number of tenants in non-compliance: <u>-0-</u> ▪ Number of tenants terminated/evicted due to non-compliance: <u>-0-</u> 																		

Element Number	Plan Element	Changes since last PHA Plan
		<p><u>Welfare Benefit Reduction</u> The PHA shall comply with the statutory requirements relating to the treatment of income changes resulting from welfare program requirements by:</p> <ul style="list-style-type: none"> ▪ Adopting appropriate changes to the PHA public housing rent determination policies and training staff to carry out those policies ▪ Informing residents of new policy on admission and reexamination ▪ Actively notifying residents of new policy at times in addition to admission and reexamination
8.	Safety and Crime Prevention	<p><u>Description of the need for measures to ensure safety of the public housing residents:</u> The PHA has been made aware that residents are fearful for their safety and/or the safety of their children. The PHA utilized data from the HUD 2007 Resident Satisfaction Survey, residents' reports normally presented at the monthly RAB meetings, and police reports. The family developments, Highland Courts and Helton Manor are most affected. In addition the management has observed lower-level crime, vandalism and/or graffiti since putting prevention measures into place.</p> <p><u>Description of crime prevention activities:</u> The following is a list of crime prevention activities the PHA has undertaken and shall continue to undertake during the next fiscal year.</p> <ul style="list-style-type: none"> ▪ Contracting with outside and/or resident organizations for the provision of crime and/or drug prevention activities ▪ After school programs and activities targeted to at-risk youth ▪ Activities for adults and seniors ▪ Plans underway to build community center with computer lab to serve all residents: youth, adults, seniors <p><u>Description of the coordination between the PHA and appropriate police precincts:</u> Coordination for carrying out crime prevention measures and activities include:</p> <ul style="list-style-type: none"> ▪ Police have established a physical presence on housing authority property: local police department has established a satellite police station on PHA Property. ▪ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services: agreement made to provide additional police patrolling of PHA property in exchange for on-site satellite station
9.	Pets	NO CHANGE
10.	Civil Rights Certification	<p>The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.</p> <p>The PHA has taken the following specific actions to Affirmatively Further Fair Housing in its public housing and Section 8 assistance programs:</p> <ul style="list-style-type: none"> ▪ The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status: <ul style="list-style-type: none"> — Deny a person or family admission to housing or assistance; — Provide housing which is different than that provided others,

Element Number	Plan Element	Changes since last PHA Plan
		<p>except for elderly and/or disabled where accessibility features may be required;</p> <ul style="list-style-type: none"> — Subject a person to segregation or disparate treatment; — Restrict a person's access to any benefit enjoyed by others in connection with housing programs; — Treat a person differently in determining eligibility or other requirements for admission or assistance; — Deny any person access to the same level of services provided to others; — Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs. <ul style="list-style-type: none"> ▪ The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights. ▪ HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office. ▪ The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs. ▪ The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process. ▪ The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office. ▪ The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services. The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all. ▪ The PHA reviews its policies and procedures, at least annually, to assure
11.	Fiscal Year Audit	Pursuant to section 5(h) of the U.S. Housing Act of 1937 (42 U.S.C 1437c (h)), the PHA is required to have an annual audit conducted. The most recent fiscal audit was submitted to HUD. There were some findings as the result of that audit. The PHA has resolved all findings to HUD's satisfaction.
12.	Asset Management	Not Applicable
13.	Violence Against Women Act (VAWA)	NO CHANGES See Attachment: il120g01

Attachment: il120g01
Housing Authority of Edgar County
VAWA Support and Assistance Statement

A goal of the Housing Authority of Edgar County is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing Authority of Edgar County has provided notices in compliance with HUD guidance to each resident and Section 8 participant and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005.

The Housing Authority of Edgar County does not offer any activities, services or programs either directly or in partnership with other service agencies. However, the Housing Authority of Edgar County will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

Attachment: il120h01
Housing Authority of Edgar County
FY 2010 PHA Plan
Section 10.0 – Additional Information

(a) Progress in Meeting Mission and Goals

Goals identified by PHA in the FY 2005 Five Year PHA Plan and progress made by the PHA during fiscal years 2005-2009 are listed below.

MANAGEMENT ISSUES:

Goal: Manage the Housing Authority of the County of Edgar's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer within PHAS.

- Objectives:**
1. HUD shall recognize the Housing Authority of the County of Edgar as a high performer by December 31, 2009.
 2. Manage the Edgar County Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Progress Statement: High performer status reached in fiscal year 2007

MARKETABILITY ISSUES:

Goal: Enhance the marketability of the Housing Authority of the County of Edgar's public housing units.

Objective: The Housing Authority of the County of Edgar shall maintain Proper Curb appeal for its public housing developments by maintaining its landscaping, improving and upgrading existing recreational and playground areas, making the properties litter-free and other actions.

Progress Statement: In the 2005-2009 period HA completed the following curb appeal projects:

- Added patio and green space to senior hi-rise property
- Replaced roofs on 45 family units
- Made landscape additions and improvements at all 3 housing sites
- Rebuilt roadway and parking lot at senior hi-rise property
- Added security lighting at 50 unit family site
- Replaced mailbox stations and added information boards at 50 unit family site
- Removed outdated playground equipment at 20 unit and 50 unit family sites

TENANT-BASED HOUSING ISSUES:

Goal: Manage the Housing Authority of the County of Edgar's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.

Objective: The Housing Authority of the County of Edgar shall implement an aggressive outreach program to attract at least 10 new landlords to participate in its program by December 31, 2009.

Progress Statement:

- SEMAP 6/30/09 score of 96% - High
- More than 10 new landlords have entered the program in the past 4 year period

MAINTENANCE ISSUES:

Goal: Maintain the Housing Authority of the County of Edgar's real estate in an excellent condition.

Objectives: 1. The Edgar County Housing Authority shall achieve and an average response time of not more than 30 days in responding to routine work orders.

2. The Housing Authority of the County of Edgar shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2002.

Progress Statement:

- HA routine work order response time less than 30 days on average for entire 4 year reporting period
- HA emergency work order response time less than 24 hours on average for entire 4 year reporting period

EQUAL OPPORTUNITY ISSUES:

Goal: Operate the Housing Authority of the County of Edgar in full compliance with all Equal Opportunity laws and regulations.

Objective: The Housing Authority of the County of Edgar shall mix its public housing development populations as much as possible with respect to ethnicity, race and income.

Progress Statement: The PHA continuously strives toward this objectively marketing to applicants less likely to apply for housing.

FISCAL RESPONSIBILITY ISSUES:

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objective: The Housing Authority of the County of Edgar shall maintain its operating reserves of at least \$500,000.00 between now and December 31, 2009.

Progress Statement: HA has maintained over 1 million dollars in operating reserves over the 4 year reporting period.

SUPPORTIVE SERVICE ISSUES:

Goal: Improve access of public housing residents to services that support economic opportunity and quality of life.

Objective: 1. The Housing Authority of the County of Edgar shall ensure that at least two (2) supportive service opportunities are present for every public housing resident by December 31, 2009.

2. The Housing Authority of the County of Edgar shall ensure that to the greatest extent possible, all of its school age children have supportive services available to them by the way of after school and summer programs.

Progress Statement: Support services are available in the form of a health screening site for senior residents as well as onsite energy assistance enrollment HA school age children receive supportive services through on site after school and summer programs provided by partner agencies.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$100,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) Memorandum of Agreement with HUD. **N/A**

(d) Carbon Monoxide Alarm Detector Act

Illinois Carbon Monoxide Alarm Detector Act

The Illinois General Assembly has passed and the Governor has signed the Carbon Monoxide Alarm Detector Act (Public Act 094-0741). The new law, effective January 1, 2007 requires homeowners and landlords to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

As a result of this new law, the Edgar County Housing Authority has included the following language in the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan as follows:

Admissions and Continues Occupancy Policy

17.3 Preventative maintenance inspections

This is generally conducted along with the annual inspection. This inspection is intended to keep items in good repair. It checks weatherization; checks the condition of the smoke detectors, carbon monoxide alarms, water heaters, furnaces, automatic thermostats and water temperatures; checks for leaks, and provides an opportunity to change furnace filters and provide other minor servicing that extends the life of the unit and its equipment.

Section 8 Administrative Plan

12.5 Exceptions to the HQS Acceptability Criteria

The Edgar County Housing Authority will utilize the acceptability criteria as outlined above with applicable State and local codes. Additionally, the Edgar County Housing Authority has received HUD approval to require the following additional criteria:

- A. In each room, there will be at least one exterior window that can be opened and that contains a screen.
- B. Adequate heat shall be considered to be 68 degrees.
- C. In units where the resident must pay utilities, each unit must have separate metering device(s) for measuring utility consumption.
- D. A ¾" overflow pipe must be present on the hot water heater safety valves and installed down to within 6 inches of the floor.

- E. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detector devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

The carbon monoxide alarms may be either batter powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.