

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Henry County</u> PHA Code: <u>IL009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>454</u> Number of HCV units: <u>176</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The purpose of the Housing Authority of Henry County is to be a participating member of the community while providing qualified individuals with affordable housing opportunities that will assist them in achieving their goals.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment A – il009a01				
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 B – il009b01 1. Carbon Monoxide Detector Act (See Attachment E – il009e01) 2. Resident Advisory Board Comments (See Attachment F - il009f01) 3. Challenged Elements (See Attachment G – il009g01) 4. Procurement Plan (See Attachment H – il009h01) 5. Violence Against Women Act (See Attachment N – il009n01) (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. The public may obtain copies of the 5 year and Annual PHA plan at the following locations: 1) Main Administrative Office: 125 N. Chestnut St. Kewanee, IL 61443 2) AMP 1: Fairview Apartments 100 Fairview Jct., Kewanee, IL 61443 3) AMP 2: Hollis House 605 Hollis St., Kewanee, IL 61443				
7.0	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> The HAHC currently has 10 project based vouchers at Parkside Apartments located at 125 N. Chestnut St., Kewanee, IL. Depending on availability, the HAHC may submit applications for more project-based vouchers in the future for projects related to affordable housing within Henry County.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment I - il009i01				

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attachment J - il009j01</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>See attachment K il009k02</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment L – il009l01</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. See Attachment - M il009m01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="padding-left: 20px;">1. Substantial Deviation from the 5 year plan Substantial deviations from the 5 year plan occur when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 year plan.</p> <p style="padding-left: 20px;">2. Significant Amendment or Modification to the Annual Plan Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally changes the plans of the agency and which requires formal approval of the Board of Commissioners.</p>

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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GOALS AND OBJECTIVES 2010-2014

Strategic Goal: Increase the availability of decent, safe, and affordable housing

Goal

Improve Quality of Assisted Housing

- Improve public housing management (PHAS score) – Standard Performer (87)
- Maintain voucher management (SEMAP score) – High Performer
- Increase customer satisfaction:
 - Meet regularly with Tenant Council Presidents/Resident Advisory Board
 - Staff will attend monthly Tenant Council Meetings
 - Board members will receive copies of Tenant Council Minutes in board packets
- Concentrate on efforts to improve specific management functions
 - Improve unit turn around time to ≤ 30 days
 - Complete conversion to asset management
- Renovate or modernize public housing units
 - Continue to utilize Capital Fund Program
 - Convert efficiency units at Lincoln House
 - Maintain Capital Fund Obligation and Expenditure deadlines
 - Conduct Physical Needs Assessment of all Public Housing Properties
 - Obligate and expend RHF Funds for housing in western section of Henry County
- Demolish or Dispose of obsolete public housing
 - Evaluate recommendations of Physical Needs Assessment
 - Demolish or Dispose of units as necessary
 - Apply for replacement vouchers if needed

Goal

Increase Assisted Housing Choices

- Increase efforts to utilize 100% of vouchers (176)
 - Review HAP allowances monthly
 - Review HCV financials monthly to evaluate adding additional voucher participants
 - Monitor waiting list
 - Monitor Net Restricted and Unrestricted Assets

- Conduct outreach efforts to potential voucher landlords
 - Continue to publish and mail out Landlord newsletter
 - Conduct annual landlord meeting to update landlords on changes in regulations
 - Continue to recruit new landlords

- Implement voucher homeownership program
 - Survey local lenders for homebuyer education needs/foreclosure statistics
 - Study HCV Homeownership feasibility
 - Apply for necessary funding if applicable

Strategic Goal: Improve Community quality of life and economic vitality

Goal

Provide an improved living environment

- Designate developments or buildings for particular resident groups
 - Evaluate and apply to have developments designated for elderly only
 - Evaluate and apply to have developments designated for working and mixed income families
- Improve security in public housing
 - Evaluate current status of security program
 - Apply for funding to upgrade security systems if available

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

Goal

Promote self-sufficiency and asset development of assisted households

- Evaluate efforts to improve specific management functions
 - Public Housing:
 - Assess management function
 - Administration
 - Property Management
 - Support Staff
 - ❖ Update job descriptions for each position
- Assess maintenance function
 - Update job descriptions for each position
- Housing Choice Voucher Program
 - Assess staff function
 - Program Coordinator
 - Property Inspector
- Other Programs
 - Assess all other positions
 - Update job descriptions as needed
 - Apply for funding to enhance service delivery if available

Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

Goal

Ensure equal opportunity in housing for all Americans

- Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color religion, national origin, sex, familial status and disability.
- Continue to enforce affirmative measures to provide a suitable living environment for families in all programs (public housing, voucher, other housing) regardless of race, color religion, national origin, sex, familial status and disability
- Continue to provide access to training for staff and residents to enforce affirmative measures to ensure accessibility to all agency programs regardless of race, color religion, national origin, sex, familial status and disability.

Other PHA Goals and Objectives

- Evaluate all PHA housing stock
 - Conduct Physical Needs Assessment of all Public Housing Stock
 - Develop/Finalize Asset Management plan for all Public Housing Authority Properties

- Evaluate Agency
 - Evaluate Staff Skills
 - Develop Staff Training Schedule
 - Host on-site trainings
 - Conduct annual staff retreat to update staff on changes in regulations and policies

- Evaluate Public Housing Social Service Programs – current delivery models and effectiveness
 - Conduct needs assessments
 - Apply for necessary and available funding

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Instructions:

*For each Element below that **HAS** changed since the last PHA Plan, using the HUD 50075 instructions, enter the “changed” text in column 3.*

*For each Element below that **HAS NOT** changed since the last PHA Plan, enter “No Change” in column 3.*

Housing Authority #	Housing Authority Name		Fiscal Year Begin Date
IL009	Housing Authority of Henry County		4/1/11
	Plan Element	Column #3	
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.	No Change	
2.	Financial Resources.	Changed – Updated – See Attachment C	
3.	Rent Determination.	No Change	
4.	Operation and Management.	No Change	
5.	Grievance Procedures.	No Change	
6.	Designated Housing for Elderly and Disabled Families.	No Change	
7.	Community Service and Self-Sufficiency.	No Change	
8.	Safety and Crime Prevention.	No Change	
9.	Pets.	Changed – Amount of Security Deposit – See Attachment D	
10.	Civil Rights Certification.	No change	
11.	Fiscal Year Audit.	Changed – Current Audit	
12.	Asset Management.	No Change	

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

13.	Violence Against Women Act (VAWA).	No Change
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Attachment C

IL009c01

Financial Resources

Financial Resources: Planned Sources and Uses 4/1/11 – 3/31/12		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$1,056,681	PH Operations
b) Public Housing Capital Fund	\$799,011	PH Cap Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$599,145	HCV Program
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	\$174,338	FSS – Elderly Disabled and PH
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
50109 and 50110 CFP	\$1,300,489	Physical Improvements
3. Public Housing Dwelling Rental Income	\$989,114	PH operations
Excess Utilities	\$9,530	PH operations
4. Other income (list below)		
Interest	\$30,882	PH-S8 HCV operations
Laundry commissions, late charges, Mgmt. fees	\$501,277	PH operations
4. Non-federal sources (list below)		
Shelter Plus Care	\$58,776	
Total resources	\$5,519,243	

Chapter 10

PET POLICY

[24 CFR 5.309]

INTRODUCTION

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

The purpose of this policy is to establish the HAHC's policy and procedures for ownership of pets in all HAHC units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

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

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

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

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

That there is a person with disabilities in the household;

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

A. MANAGEMENT APPROVAL OF PETS

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

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

Registration of Pets

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

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

Dogs and cats must be spayed or neutered.

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

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

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

Refusal to Register Pets

The HAHC may refuse to register pets based on the determination that the pet owner is financially unable to care for the pet. If the HAHC refused to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HAHC will refuse to register a pet if:

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

Keeping the pet would violate any House Pet Rules;

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

The HAHC reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

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

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

B. STANDARDS FOR PETS

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

Persons with Disabilities

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

That there is a person with disabilities in the household;

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

Types of Pets Allowed

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

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

1. Dogs

Maximum number: 1

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

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

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

2. Cats

Maximum number: 2

Must be spayed or neutered

Must have all required inoculations

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

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

3. Birds
Maximum number: 2
Must be enclosed in a cage at all times
4. Fish
Maximum aquarium size: 25 gallons
Must be maintained on an approved stand
5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)
Maximum number: 2
Must be enclosed in an acceptable cage at all times
Must have any or all inoculations as specified now or in the future by State law or local ordinance
6. Turtles
Maximum number: 2
Must be enclosed in an acceptable cage or container at all times

C. PETS TEMPORARILY ON THE PREMISES

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

Residents are prohibited from feeding or harboring stray animals.

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

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

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas:

- Community Rooms
- Community Laundry Areas
- Community Bathrooms

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

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

An initial payment of \$100.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

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

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

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

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

Common areas of the project.

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

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. PET WASTE REMOVAL CHARGE

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

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

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

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

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

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

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

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

H. PET AREA RESTRICTIONS

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

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

I. NOISE

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

J. CLEANLINESS REQUIREMENTS

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

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

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

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

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. PET CARE

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

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

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

L. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

M. INSPECTIONS

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

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

N. PET RULE VIOLATION NOTICE

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

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

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

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

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

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

O. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HAHC are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HAHC, the HAHC may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the HAHC's determination of the Pet Rule that has been violated;

The requirement that the resident/pet owner must remove the pet within 14 calendar days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. TERMINATION OF TENANCY

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

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified;
and

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

Q. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 12 hours.

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

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

R. EMERGENCIES

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

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

Attachment E – 2011

II009e01

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

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

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

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

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

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

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

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

II009f01

Attachment F – 2011

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

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

Formation of Resident Advisory Board

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

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

Members of the Resident Advisory Board 2010 - 2011

Fairview/Lakeland Terrace Apartments	David Edens
Hollis House	Lois Emerson
Lincoln House	Gary Coon
Maple City Apartments	Kay Richards
Washington Apartments	Jan David

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

Resident Member of the Board of Commissioners

Washington Apartments	Mary Streitmatter
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- Election Process for Resident Council Board Members

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

II009g01

Attachment G

CHALLENGED ELEMENTS

The Annual and Five Year Plan for 2011- 2014 was presented to the following for comment:

1. Board of Commissioners
2. Housing Authority of Henry County Staff
3. Resident Advisory Board
4. General Public at a meeting held on January 7, 2011

At each of these meetings the goals and objectives were reviewed with no changes requested. In addition, the plan was made available for public review from November 15 through January 7 for comment.

RESOLUTION 946-10

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

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

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

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

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


Clarence Medley, Chairman

6/18/09
Date

Motion: Carol VanDeRostyne

Seconded: Paul Lindsey

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

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950108 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010	<input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
		Original	Obligated
1	Total non-CFP Funds	0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	173,764.00	173,764.00
3	1408 Management Improvements	6,006.89	8,022.07
4	1410 Administration (may not exceed 10% of line 21)	86,000.00	86,000.00
5	1411 Audit	0.00	
6	1415 Liquidated Damages	0.00	
7	1430 Fees and Costs	54,000.00	54,454.33
8	1440 Site Acquisition	0.00	
9	1450 Site Improvement	236,969.00	236,969.00
10	1460 Dwelling Structures	222,274.00	222,274.00
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00	14,692.00
12	1470 Non-dwelling Structures	0.00	
13	1475 Non-dwelling Equipment	19,000.00	19,075.00
14	1483 Demolition	0.00	
15	1492 Moving to Work Demonstration	0.00	
16	1495.1 Relocation Costs	0.00	
17	1499 Development Activities ⁴	0.00	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary

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

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: **06/30/2009** Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		
19	1502 Contingency (may not exceed 8% of line 20)	50,808.11		
20	Amount of Annual Grant: (sum of lines 2 - 19)	868,822.00		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	10,000.00	2,201.50	
23	Amount of line 20 Related to Security - Soft Costs	40,000.00	8,022.07	
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures	259,172.00	222,274.00	

Signature of Executive Director:  Date: **1/5/11** 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.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950108 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Part-time Police	1408		6,006.89	8,022.07	8,022.07	8,022.07	
HA Wide	Admn. Salaries	1410		86,000.00		86,000.00	86,000.00	Complete
HA Wide	A&E Services	1430		54,000.00		54,000.00	40,454.33	Under Contract
IL 9-1 Fairview Amp 1	Concrete Replacement	1450		78,989.67		78,989.67		
IL 9-5 Lincoln Amp 3	Concrete Replacement	1450		78,989.67		78,989.67		
IL 9-7 Lakeland Amp1	Concrete Replacement	1450		78,989.66		78,989.66		
IL 9-4 Wash. Amp2	Concrete Replacement	1450		0.00				
IL 9-6 Maple Amp 4	Landscaping / Trees	1450		1,000.00	1,875.00	1,875.00	1,875.00	Complete

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages											
PHA Name: Housing Authority of Henry County				Grant Type and Number Capital Fund Program Grant No: IL06P00950108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²				
IL 9-5 Lincoln Amp 3	Re-Lamp	1460		74,091.33		74,091.33					
IL 9-4 Wash. Amp2	Re-Lamp	1460		74,091.33		74,091.33					
IL 9-6 Maple Amp 3	Re-Lamp	1460		74,091.33		74,091.34					
HA Wide	ADA Improvements	1460		10,000.00	2,201.50	2,201.50	2,201.50	Complete			
HA Wide	Appliances	1465		20,000.00	14,692.00	14,692.00	14,692.00	Complete			
HA Wide	Vehicle	1475		19,000.00	19,075.00	19,075.00	19,075.00	Complete			
HA Wide	Contingency	1502		50,808.11							
HA Wide	Operations	1406		173,764.00		173,764.00	100,000.00				

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

² To be completed for the Performance and Evaluation Report.

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

Part I: Summary
 PHA Name: Housing Authority of Henry County
 Grant Type and Number: Capital Fund Program Grant No: IL06S00950109 ARRA
 Replacement Housing Factor Grant No:
 Date of CFFP:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 06/30/2010	Total Estimated Cost		Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended		
1	Total non-CFP Funds		0.00					
2	1406 Operations (may not exceed 20% of line 21) ³		0.00					
3	1408 Management Improvements		0.00					
4	1410 Administration (may not exceed 10% of line 21)		52,034.07	47,134.22	47,134.22	54.00		
5	1411 Audit		0.00					
6	1415 Liquidated Damages		0.00					
7	1430 Fees and Costs		54,190.94	55,909.79	55,909.79	54,377.99		
8	1440 Site Acquisition		0.00					
9	1450 Site Improvement		92,637.00	92,637.00	92,637.00	92,637.00		
10	1460 Dwelling Structures		900,894.99	904,075.99	904,075.99	843,014.74		
11	1465.1 Dwelling Equipment—Nonexpendable		0.00					
12	1470 Non-dwelling Structures		0.00					
13	1475 Non-dwelling Equipment		0.00					
14	1485 Demolition		0.00					
15	1492 Moving to Work Demonstration		0.00					
16	1495.1 Relocation Costs		0.00					
17	1499 Development Activities ⁴		0.00					

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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

Part I: Summary

PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: IL06S00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant	Original Annual Statement		Revised Annual Statement (revision no:)		Total Actual Cost ¹
		Summary by Development Account	Reserve for Disasters/Emergencies	Total Estimated Cost	Obligated	
		<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies			
		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010				
18a	1501 Collateralization or Debt Service paid by the PHA	0.00				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00				
19	1502 Contingency (may not exceed 8% of line 20)	0.00				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,099,757.00		1,099,757.00	1,099,757.00	990,083.73
21	Amount of line 20 Related to LBP Activities	0.00				
22	Amount of line 20 Related to Section 504 Activities	40,000.00				
23	Amount of line 20 Related to Security - Soft Costs	0.00				
24	Amount of line 20 Related to Security - Hard Costs	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	250,000.00				

Signature of Executive Director:  Date: 1/5/11
Signature of Public Housing Director: _____ Date: _____

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of Henry Co. Housing Authority of Henry Co.		Grant Type and Number Capital Fund Program Grant No: I106P0950109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/2010	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFF Funds	0	
2	1406 Operations (may not exceed 20% of line 21) ³	160,000	100,000.00
3	1408 Management Improvements	55,000	
4	1410 Administration (may not exceed 10% of line 21)	80,000	80,000.00
5	1411 Audit	1,707	
6	1415 Liquidated Damages	0	
7	1430 Fees and Costs	65,000	50,000
8	1440 Site Acquisition	0	
9	1450 Site Improvement	5,000	
10	1460 Dwelling Structures	418,000	
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	20,000
12	1470 Non-dwelling Structures	0	
13	1475 Non-dwelling Equipment	5,000	9,583.48
14	1485 Demolition	0	10,000
15	1492 Moving to Work Demonstration	0	
16	1495.1 Relocation Costs	2,000	
17	1499 Development Activities ⁴	0	

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Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of Henry County		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: IL06P00950109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <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	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHIA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	801,707	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	10,000	
23	Amount of line 20 Related to Security - Soft Costs	40,000	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director 		Signature of Public Housing Director	
Date 1/4/11		Date	

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Housing Authority of Henry Co.		Grant Type and Number Capital Fund Program Grant No: IL06P00950109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
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	
PHA-Wide	Operations	1406		160,000		100,000.00	100,000.00	
PHA-Wide	Part-Time Police	1408		45,000				
PHA-Wide	Training	1408		5,000				
PHA-Wide	Administrative Salaries	1410		78,000	80,000.0	80,000.00	80,000.00	
PHA-Wide	Sundry	1410		1,000	0.00			
PHA-Wide	Insurance	1410		1,000	0.00			
PHA-Wide	A&E Services	1430		60,000	50,000.00			
PHA-Wide	Environmental Testing	1430		5,000				
PHA-Wide	Landscaping	1450		10,000				
PHA-Wide	Section 504 Improvements	1460		10,000				
IL 9-4 Washington	Emergency Generator	1460		102,000				
IL 9-5 Lincoln House	Emergency Generator	1460		102,000				
IL 9-6 Maple City	Emergency Generator	1460		102,000				
IL 9-7 Hollis House	Emergency Generator	1460		102,000				
PHA-Wide	Appliances	1465		10,000	20,000.00			
PHA-Wide	Computer Hardware/Furniture	1475		5,000	10,000.00	9,583.48	9,583.48	
PHA-Wide	Relocation	1495		2,000				
PHA-Wide	Audit	1411		1,707				

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Housing Authority of Henry County		Capital Fund Program Grant No: IL06P00950110		FFY of Grant Approval: 2010	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Date of CFFP:		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	160,000.00	157,403.00		
3	1408 Management Improvements	55,000.00	40,000.00		
4	1410 Administration (may not exceed 10% of line 21)	80,000.00	79,901.00		
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	65,000.00	60,000.00		
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	15,000.00	10,000.00		
10	1460 Dwelling Structures	415,707.00	425,707.00		
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00	16,000.00		
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	1,000.00	0.00		
17	1499 Development Activities ⁴	0.00			

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

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950110 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	801,707.00	799,011.00
21	Amount of line 20 Related to LBP Activities	0.00	
22	Amount of line 20 Related to Section 504 Activities	5,000.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	40,000.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	
Signature of Executive Director 		Signature of Public Housing Director	
Date 1/4/11		Date	

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Annual Statement of 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 II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06F00950110 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1/IL 9-1 Fairview /Lakeland	Operations	1406		40,000.00	39,350.75			
AMP 2/IL 9-7 Hollis / Washington	Operations	1406		40,000.00	39,350.75			
AMP 3/IL 9-5 Lincoln House	Operations	1406		40,000.00	39,350.75			
AMP 4/IL 9-7 Maple City	Operations	1406		40,000.00	39,350.75			
AMP 1/IL 9-1 Fairview /Lakeland	Part-Time Police	1408		10,000.00				
AMP 2/IL 9-7 Hollis / Washington	Part-Time Police	1408		10,000.00				
AMP 3/IL 9-5 Lincoln House	Part-Time Police	1408		10,000.00				
AMP 4/IL 9-7 Maple City	Part-Time Police	1408		10,000.00				
AMP 1/IL 9-1 Fairview /Lakeland	Administration	1410		20,000.00	19,976.00			
AMP 2/IL 9-7 Hollis / Washington	Administration	1410		20,000.00	19,975.00			
AMP 3/IL 9-5 Lincoln House	Administration	1410		20,000.00	19,975.00			
AMP 3/IL 9-5 Lincoln House	Administration	1410		20,000.00	19,975.00			

AMP 3/IL 9-5 Lincoln House	Tuckpoint/seal	1460	50,000.00		
AMP 4/IL 9-7 Maple City	Tuckpoint/seal	1460	50,000.00		
AMP 2/IL 9-7 Hollis / Washington	Replace Intercom/Add Security	1460	15,000.00		
AMP 3/IL 9-5 Lincoln House	Replace Intercom/Add Security	1460	15,000.00		
AMP 4/IL 9-7 Maple City	Replace Intercom/Add Security	1460	15,000.00		
MP 1/IL 9-1 Fairview /Lakeland	Add Security	1460	10,000.00		
AMP 4/IL 9-7 Maple City	Replace Carpet and Doors	1460	100,000.00		
HA Wide	Appliances	1465	9,000.00	10,000.00	
HA Wide	Furnishings	1475	0.00	16,000.00	
HA Wide	Relocation	1495	1,000.00	0.00	

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² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2010	
PHA Name: Housing Authority of Henry County					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1/IL 9-1 Fairview /Lakeland	07/11/2012		07/11/2014		
AMP 2/IL 9-7 Hollis / Washington	07/11/2012		07/11/2014		

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

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

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950111 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant		<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:) <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	Obligated
		Revised ²	Expended
1	Total non-CFF Funds	0.00	
2	1406 Operations (may not exceed 20% of line 21) ³	159,800	
3	1408 Management Improvements	40,000	
4	1410 Administration (may not exceed 10% of line 21)	79,900	
5	1411 Audit	0.00	
6	1415 Liquidated Damages	0.00	
7	1430 Fees and Costs	60,000	
8	1440 Site Acquisition	0.00	
9	1450 Site Improvement	104,311	
10	1460 Dwelling Structures	270,000	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	
12	1470 Non-dwelling Structures	10,000	
13	1475 Non-dwelling Equipment	75,000	
14	1485 Demolition	0.00	
15	1492 Moving to Work Demonstration	0.00	
16	1495.1 Relocation Costs	0.00	
17	1499 Development Activities ⁴	0.00	

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

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

Part I: Summary		FFY of Grant: 2011	
PHA Name: Housing Authority of Henry County	Grant Type and Number Capital Fund Program Grant No: IL06P00950111 Replacement Housing Factor Grant No: Date of CFRP:	FFY of Grant Approval: 2011	
<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
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	799,011	
21	Amount of line 20 Related to LBP Activities	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00	
24	Amount of line 20 Related to Security - Hard Costs	20,000	
25	Amount of line 20 Related to Energy Conservation Measures	60,000	
Signature of Executive Director 		Date	Signature of Public Housing Director
		1/4/11	
			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		Federal FFY of Grant: 2011						
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950111 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
AMP 1	Operations	1406	77,183					
AMP 2	Operations	1406	82,617					
AMP 1	Part Time Police	1408	30,000					
AMP 2	Part Time Police	1408	10,000					
AMP 1	Administration	1410	38,592					
AMP 2	Administration	1410	41,308					
AMP 1	A&E Services	1430	30,000					
AMP 2	A&E Services	1430	30,000					
AMP 1	Seal & Stripe Parking Lot	1450	5,000					
AMP 2	Seal & Stripe Parking Lot	1450	10,000					
AMP 2	Replace Fence	1450	3,311					
AMP 2	Tuck Point & Seal Brick	1450	80,000					

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

² To be completed for the Performance and Evaluation Report.

Annual Statement of 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 II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Housing Authority of Henry County		Grant Type and Number Capital Fund Program Grant No: IL06P00950111 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Landscaping	1450		3,000				
AMP 2	Landscaping	1450		3,000				
AMP 1	Upgrade Security System	1460		5,000				
AMP 2	Upgrade Security System	1460		5,000				
AMP 2	Replace HVAC	1460		60,000				
AMP 2	Replace Doors, Locks, Carpet & Paint	1460		200,000				
AMP 1	Storage Shed	1470		5,000				
AMP 2	Storage Shed	1470		5,000				
AMP 2	Furniture	1475		15,000				
AMP 1	Replace Trailer	1475		15,000				
AMP 1	Replace Mower	1475		20,000				
AMP 2	Replace Mower	1475		20,000				
AMP 1	File Cabinets	1475		5,000				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary					
Housing Authority of Henry IL009	Locality Kewanee/Henry/Illinois	Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:		Work Statement for Year 5	
Development Number and Name	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2015
A.	Physical Improvements Subtotal	782,200	957,200	1,061,600	1,061,600
B.	Management Improvements	40,000	40,000	40,000	40,000
C.	PHA-Wide Non-dwelling Structures and Equipment	10,000	10,000	10,000	10,000
D.	Administration	79,900	79,900	79,900	79,900
E.	Other	0	0	0	0
F.	Operations	159,800	159,800	159,800	159,800
G.	Demolition	0	0	0	0
H.	Development	0	0	0	0
I.	Capital Fund Financing - Debt Service	0	0	0	0
J.	Total CFP Funds	1,071,900	1,246,900	1,351,300	1,351,300
K.	Total Non-CFP Funds	0	0	0	0
L.	Grand Total	1,071,900	1,246,900	1,351,300	1,351,300
M.					

II009k01

Attachment K

Statement of Housing Needs

The information below regarding housing need within Henry County Illinois was obtained from the HAHC waiting list and the IHDA State Consolidated Plan. The HAHC continues to make efforts to identify the housing needs of the low, very low and extremely low-income families within our jurisdiction.

Sources of Information

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

Waiting List Information

AMP 1 - Family Units

0 Bedroom	0
1 Bedroom	35
2 Bedroom	46
3 Bedroom	27
4 Bedroom	8

AMP 2 -Elderly Units

0 Bedroom	10
1 Bedroom	7
2 Bedroom	1

Housing Choice Voucher Program

Total Current Waiting List: 190 (began with 230)

Elderly:	7
Known Disabled:	15

Family Size:

Single:	25
2 Person:	56
3 Person:	47
4 Person:	31
5 Person:	18
6 Person:	7
7 Person:	6

Location:

# of Families Residing in Henry County:	100
# of Families Residing outside Henry County:	90

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

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

II009101

Attachment L

Strategy for addressing Housing Needs

During the past year, the HAHC improved its vacancy rate dramatically. Property managers were directed to reduce the vacancy to 5% or less on average and have succeeded in that regard. The expectation agency-wide will be to continue to strive for an average vacancy rate of 5% or less.

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

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

II009m01
Attachment - M

Progress Report/Executive Summary - FYE: 2011

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

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

II009n01

Attachment N

Violence Against Women Act

Violence Against Women Act Report

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

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

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

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

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

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

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

