

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 for these forms: See Attachment il090a.01 for 2010 Annual Statement and il090c.01 for Performance and Evaluation Reports.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment il090b.01
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	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. See Exhibit 9.0 attached hereto
9.1	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. See Exhibit 9.1 attached hereto
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Exhibit 10.0 attached hereto (DVW Policy and CO2 Policy included)
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, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Exhibit 5.2 Goals and Objectives. No revisions to previously approved Annual Plan.

1. PHA Goal: Expand the supply of assisted housing by:

- a. Applying for additional HCV;
- b. Reducing public housing vacancies;
- c. Leveraging private or public other public funds to create additional housing opportunities; and
- d. Develop, acquire or construct units or buildings.

2. PHA Goal: Improve the quality of assisted housing units by:

- a. Improving public housing management (PHAS rating);
- b. Increase customer satisfaction;
- c. Concentrate on efforts to improve specific management functions including site management and improving appearance;
- d. Renovate or modernize public housing units;
- e. Demolish or dispose of obsolete public housing; and
- f. Provide replacement vouchers.

3. PHA Goal: Increase assisted housing choices by:

- a. Provide voucher mobility counseling; and
- b. Conduct outreach efforts to potential voucher landlords.

4. PHA Goal: Provide an improved living environment by:

- a. Implement public housing security improvements through lease enforcement, close cooperation with the local police department and implementation of physical security improvements.

5. PHA Goal: Ensure equal opportunity and affirmatively further fair housing by:

- a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status or disability;
- b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status or disability; and
- c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Exhibit 6.0 PHA Plan Element Revisions

1. PHA Policies Governing Eligibility, Selection, and Admissions including Deconcentration and Waiting List Procedures. - No revisions.

2. Financial Resources: Revisions listed below

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund AMP1	\$1,918,272	
b) Public Housing Operating Fund AMP2	\$ 980,203	
c) Public Housing Capital Fund FY2010	\$1,109,608	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,999,852	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
h) Resident Opportunity and Self-Sufficiency Grants	0	
i) Community Development Block Grant	0	
j) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CF 501-08 (9-30-09)	\$ 665,317.79	
CF501-09 (9-30-09)	\$1,109,608	
CF501-09 (9-30-09) ARRA Funds	\$1,402,734	
3. Public Housing Dwelling Rental Income		
AMP 1	\$	
AMP2	\$	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	14,185,594.79	

3. Rent Determination

No revisions to previously approved Annual Plan.

4. Operations and Management

HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	632	10%
Section 8 Vouchers	803	10%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

A. A brief description of the management structure and organization of the PHA follows:

The Aurora Housing Authority (AHA) has a seven member Board of Commissioners appointed by the Mayor of Aurora to five year terms. The AHA is headed by the Executive Director. There are three department heads (Business Operations, Director of Housing Management and Director of Development). The AHA has a total staff of thirty seven (37). No change in organizational management structure since last approved Annual Plan.

C. Management and Maintenance Policies - No revisions to previously approved Annual Plan.

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - 1. AHA Admissions and Continued Occupancy Policy (no revision since last approved Annual Plan).
 - 2. Public Housing Lease (no revision since last approved Annual Plan).
 - 3. Routine and Preventative Maintenance Policy (no revision since last approved Annual Plan).
 - 4. Pest Control Policy (includes cockroach extermination) (no revision since last approved Annual Plan).
- (2) Section 8 Management: (list below)
 - 1. AHA Section 8 Administrative Plan (no revision since last approved Annual Plan).
 - 2. HAP Contract (no revision since last approved Annual Plan).

5. PHA Grievance Procedures

No revision since last approved Annual Plan.

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

The AHA is submitting a plan to HUD to designate Centennial House and Centennial House Annex (1630 and 1640 West Plum Street, Aurora, IL) from elderly and disabled residents to elderly residents only. The reason: the two resident populations are not compatible together.

7. PHA Community Service - No revision since last approved Annual Plan.

Self-sufficiency Programs - Revision since last approved Annual Plan.

(2) Family Self Sufficiency program/s – REVISION SINCE LAST APPROVED ANNUAL PLAN:

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None	None
Section 8	34	09/30/2009 - 18 participants - maintaining the minimum program size required by HUD 16 Participants Graduated to date = 34 original slots

C. Welfare Benefit Reductions - No revision since last approved Annual Plan

- 1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train 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.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

CONTINUED OCCUPANCY AND COMMUNITY SERVICE - No revision since last approved Annual Plan.

8. PHA Safety and Crime Prevention Measures

No revision since last approved Annual Plan.

9. Pets

No revision since last approved Annual Plan.

10. See Exhibits below.

Exhibit 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

See Attachment il090a.01 for Signed 2010 Annual Statement.

See Attachment il090c.01 for Signed Performance and Evaluation Reports.

Exhibit 8.2 Capital Fund Program Five-Year Action Plan

See Attachment il090b.01 for the Capital Fund Program Five-Year Action Plan

Exhibit 9 Housing Needs

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1238 94%	1238 94%					
Income >30% but <=50% of AMI	69 5%	69 5%					
Income >50% but <80% of AMI	7 1%	7 1%					
Elderly	9 .68%	9 .68%					
Families with Disabilities	67 5.10%	67 5.10%					
Race/Ethnicity B/AA	602 45.81%	602 45.81%					
Race/Ethnicity W	121 9.21%	121 9.21%					
Race/Ethnicity Not Assigned	588 44.75%	588 44.75%					
Race/Ethnicity Asian	2 .15%	2 .15%					
Race/Ethnicity American Indian/ Alaska Native	1 .08%	1 .08%					

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1314		
Extremely low income <=30% AMI	1238	94%	
Very low income (>30% but <=50% AMI)	69	5%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	1043	79.38%	
Single			
Elderly families	9	0.68	
Families with Disabilities	67	5.1%	
Race/Ethnicity B/African American	602	45.81%	
Race/Ethnicity White	121	9.21%	
Race/Ethnicity Not Assigned	588	44.75%	
Race/Ethnicity Asian	2	.15%	
Race/Ethnicity American Indian/ Alaska Native	1	.08%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	266	20.24%	
2 BR	525	39.95%	
3 BR	385	29.30%	
4 BR	96	7.31%	
5 BR	28	3%	
5+ BR	12	.91%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 18			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1689		
Extremely low income <=30% AMI	1517	90%	
Very low income (>30% but <=50% AMI)	155	9%	
Low income (>50% but <80% AMI)	14	1%	
Over Limit	3		
Families with children	1410	83.48%	

Housing Needs of Families on the Waiting List			
Elderly families	12	0.71%	
Families with Disabilities	63	3.73%	
Single	204	12.08%	
Race/Ethnicity B/African American	1147	67.91%	
Race/Ethnicity White	466	27.59%	
Race/Ethnicity Not Assigned	47	2.78%	
Race/Ethnicity Asian	19	1.12%	
American Indian/ Alaska Native	10	0.59%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	269	15.93%	
2 BR	822	48.67%	
3 BR	547	32.39%	
4 BR	43	2.55%	
5 BR	7	0.41%	
5+ BR	1	0.06%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Open for 1 BR, 4BR, 5BR & 6 BR units. Closed for 2BR & 3BR units. If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- The Aurora Housing Authority (AHA) currently has a Disposition Plan with HUD Special Applications Center (SAC). This plan is still pending approval, for part of the development only and activity will begin in 2011 and end by 2013 once HUD approval is received.
- The AHA plans on submitting a demolition plan for two sites this year (Jericho Circle Complex family site AMP 1 with 146 housing units and Maple Terrace Elderly Complex AMP 2 with 188 units). Jericho Circle will be demolished and the current site will be redeveloped into a new mixed income community. Residents will be relocated under the Housing Choice Program and will retain a first right of return upon completion of redevelopment activities. Maple Terrace will be demolished and a plan for the best reuse of the current site will be developed. AHA will identify alternate sites for the development of elderly only housing and will work in partnership with appropriate community service agencies to develop housing alternatives for person with special needs. Existing singles residing at Maple Terrace will be relocated under the Housing Choice Program.
- The AHA plans on submitting a plan for the Designation of Public Housing for Occupancy by Elderly Families for Centennial House 81 units (005) and Centennial House Annex 46 units (006) – AMP 2. Centennial House and the attached Centennial House Annex will be designated as “elderly only” housing and will be retained as traditional public housing with such designation. The current building use is a mixed use building with elderly and non-elderly disable residents. Existing non-elderly residents will be provided with the option of relocating under the Housing Choice program or to other public housing to become available in the future. Relocation of non-elderly residents will be strictly voluntary. Vj g'CJ C'y knldgy qtnkpi "qp"cp"Grf gtn('F guki pcwqp'Rrep" vj cv'y knldg'wdo kgf 'd{ 'F gego dgt'53.'4232."qt'y j gp'eqo r rvgf 0' These buildings currently house a mixed population of elderly residents and disabled residents. The two groups are not compatible together for many reasons which will be described in the plan when it is submitted to HUD. The total number of units proposed for elderly designation is 128 units. Disabled residents will be provided additional assistance from local service providers to relocate to another unit.
- The AHA may select properties this year to be converted to from public housing units to Section 8 Program project-based vouchers (Conversion of scattered site single family homes to Homeownership opportunities). All properties are in AMP 1. The scattered site properties will be converted from public housing to Housing Choice Voucher project based assistance. Additional feasibility analysis will be conducted to determine if all scattered site units are financially viable to retain. Units identified as cost prohibitive to maintain will be disposed of for fair market value. The scattered site single family homes will be converted to a homeownership program under the Housing Choice program; the remaining scattered site units will be maintained as rental housing under the Housing Choice program. Sales proceeds from non-viable units will be used as down payment and closing costs assistance for eligible homebuyers. Number of units is unknown at this time.
- Special Needs Housing:** The AHA will work with community service providers to assess current special needs residents at Centennial House and Maple Terrace. The AHA will provide project based Housing Choice Vouchers for housing units equal to the number of current residents with special needs. Specific designations will be acquired for the type of special needs identified.

DOCUMENTATION WILL BE SUBMITTED TO HUD FOR APPROVAL PRIOR TO ANY ACTIVITY BEING UNDERTAKEN.

Exhibit 9.2 Strategy for Addressing Housing Needs - No revisions to previously approved Annual Plan.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing unit
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Adopt rent policies to support and encourage work

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.

EXHIBIT 10.0 Overview Of Progress In Meeting Mission and Goals & 5 Year Plan Goals - No revisions to previously approved Annual Plan.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHA's should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Reduce public housing vacancies: **The AHA has strived to reduce vacant unit turnaround time and fill units as quickly as they become available.**
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) **76 in FFY2008**
The AHA has worked on improving agency performance in all rating categories as identified annually by PHAS rating.
 - Increase customer satisfaction:
The AHA has worked on improving overall resident satisfaction with services provided identified annually by RASS rating
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
The AHA has worked to improve the annual PHAS rating and worked to improve poorly rated identified management functions.
 - Renovate or modernize public housing units:
The AHA has met proposed modernization schedules on an annual basis.
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
Provide participants with voucher mobility information at time of issuance of a voucher.
 - Conduct outreach efforts to potential voucher landlords
Conduct landlord seminars to inform local landlords about the Section 8 Voucher Program (on an annual basis or as needed to increase landlord participation).

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement public housing security improvements:
Work with AHA staff, residents and the Aurora Police Department to develop and modify plans as needed to address resident security based on crime rate, reported criminal activity, etc. Work very closely with the Aurora Police Department to identify and track crime rates at each site.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- The AHA has coordinated equal opportunity affirmative measures with local service providers. The AHA reports any landlords that does not provide Equal Opportunity in Housing for all Americans.**
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
The AHA has coordinated equal opportunity affirmative measures with local service providers. The AHA reports any landlords that do not provide Equal Opportunity in Housing for all Americans.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
The AHA coordinates equal opportunity affirmative measures with local service providers. The AHA reports any landlords that do not provide Equal Opportunity in Housing for all Americans.

Capital Fund Program Five-Year Action Plan: The Aurora Housing Authority has met or exceeded all time lines for fund obligation and fund expenditure of Capital Funds. Capital Fund Programs IL06-PO90-501-07 is closed with all funds expended. Capital Fund Programs IL06-PO90-501-08 and 501-09 are current. All estimated obligation and expenditure deadlines have been met or exceeded. The AHA has met or exceeded all Mission and Goals set in the 5 Year Plan

EXHIBIT 10.0 Significant Amendment and Substantial Deviation Modification

Amendments/Modifications to the AHA Annual Plan

The **AHA reserves the right to full fungibility** in the accomplishment of its goals and objectives in the capital improvement plan. "Fungibility is a concept which permits the AHA to substitute any work item from the latest approved Five-Year Action Plan to any previously approved CF budget or Annual Statement and to move work items among approved budgets without prior HUD approval." Funds from one year's plan may be utilized to accomplish any work items scheduled during the five-year plan and shall not be considered a substantial deviation. Emergency work items shall take precedence over scheduled work items and shall not be considered a substantial deviation. Any excess funds remaining after completion of the scheduled work items for the annual plan year, may be utilized for future year's planned work items or transferred into the operations account (not to exceed 20% of total grant amount). Capital Funds originally designated for operations may be utilized to supplement any other approved work items in order to accomplish the goals in the Plan. This shall not be considered a substantial deviation. Capital Funds may be transferred into Operations at any time to prevent the AHA from being designated as financially troubled. This shall not be considered a substantial deviation.

The AHA's basic criteria for the definition of a Significant Amendments and/or Substantial Deviations/ Modifications to the Annual Plan is as follows:

- Any changes to the rent policy, admissions policies or reconfiguration of the waiting list for the current Admissions and Continued Occupancy Plan (ACOP); and
- Any change with regard to demolition, disposition, designation, homeownership programs or conversion activities not included in this Annual Plan or 5 Year Plan.

The AHA may amend or modify its Annual or Five-Year Plan after submitting the plan to HUD. The AHA may modify, amend or change any policy, rule, regulation or other aspect of its plan. If the modification or change is considered a "significant amendment" or "substantial deviation/modification" as defined by the AHA, then the AHA will comply with all requirements similar to those required at initial development and submission of the AHA Plan.

Any significant amendment or substantial deviation/modification to the AHA Plan is subject to the same requirements as the original AHA Plan (including time frames). The following are the requirements:

- The AHA must consult with the Resident Advisory Board (RAB);
- The AHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The AHA will advertise a public hearing time and for the public hearing date in the Beacon News (45 days prior to the hearing). The AHA will provide for a review of the amendments/modifications by the public during a 45-day public review period, concluding with a public hearing to receive any comments, recommendations or changes to the proposed amendments/modifications of the Annual Plan or 5 Year Plan.

Resident Advisory Board Members

List of Resident Advisory Board Members

Marilyn O'Neil
905 Second Avenue, #105A
Aurora, IL 60505

James Cofield
1630 West Plum Street, #109
Aurora, IL 60506

Mary McEntee
1630 West Plum Street, #114
Aurora, IL 60506

Local Government Invitees:

Mayor Tom Weisner
44 East Downer Place
Aurora, IL 60507

Other Possible City of Aurora attendees:
Bill Wiet, City of Aurora Mayor's Office
Alisia Lewis, City of Aurora Mayor's Office
Chuck Nelson, City of Aurora Mayor's Office

A. Resident Advisory Board Information - No revisions to previously approved Annual Plan.

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

Mary McEntee Comments: 1) Replace light fixtures in hallways of 1630 West Plum Street to match light fixtures in 1640 West Plum Street. 2) Replace carpeting in hallway of 1630 West Plum Street. 3) Modernize units in 1630 and 1640 West Plum Street. 4) Increase fire safety in 1630 and 1640 West Plum Street (an ongoing effort to increase resident awareness and safety practices including residents, AHA staff and the Aurora Fire Department).

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below) The items will be included in planned modernization work scheduled in the near future (# 1, 2 & 3 above). Increased fire safety is an ongoing effort that cannot be corrected AHA effort alone. Residents must modify their behavior to increase fire safety.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) **The Resident Board member was appointed by the Mayor of Aurora to a five year term. James Cofield is the current resident on the AHA Board of Commissioners.**

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe) Residents submitted letters of interest to the Mayor's Office.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

Resident Advisory Board Recommendations or Challenges:

Aurora Housing Authority
Resident Advisory Board (RAB) Meeting
January 7, 2010 4:00 P. M.

Two members of the RAB attended this final RAB meeting. James Cofield and Mary McEntee, both recommended the following:

1. New windows for both buildings – Future Capital Fund work.
2. Cover for A/C units for winter – Work Order generated.
3. Clean registers some units don't have enough heat (1630 west hall first floor) - Work Order generated.
4. Lobby and hallways are too cold check registers in lobby - Work Order generated.
5. Check Exterior doors for any air drafts both buildings - Work Order generated.
6. Install new fixtures in 1630 building similar to the ones on 1640 with the energy save bulbs - Future Capital Fund work.
7. Community room door by section 8 the closer is not working properly - Work Order generated.
8. Front window 1630 lobby has a big crack needs to be replace - Work Order generated.

All items will be addressed by including Future Capital Funds to perform work or Work Order's were generated to correct the maintenance problem.

No elements of the AHA Annual Plan were challenged by anyone. Therefore, there are no Challenged Elements included.

C. Statement of Consistency with the Consolidated Plan - No revisions to previously approved Annual Plan.

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. The Consolidated Plan recommends that the AHA and the City of Aurora continue open communication to work out problems and offer solutions to ongoing circumstances.

2. The City of Aurora encourages the continued cooperation between the AHA and the Aurora Police Department to ensure the safety of public housing residents and the reduction of crime in and around public housing sites.

3. As the majority of residents eventually shall depart the umbrella of public housing, the City of Aurora encourages the AHA to embark on a cooperative education program for public housing residents that would instruct them in terminology and nuances of appropriate credit, house searching, financing and home maintenance. The AHA coordinates activities with various service providers in the area to provide assistance to residents that are considering leaving public housing and renting or purchasing a home.

4. The activities of the AHA are consistent with the Aurora Consolidated Plan.

Exhibit 11

DECONCENTRATION POLICY

No revision since last approved Annual Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

ATTACHMENTS

il090v03	PHA 5-Year and Annual Plan
il090a.03	Signed 2010 Annual Statement
l090b.03	Signed Performance & Evaluation Reports for IL090-501-07, 501-08, S501-09 & ILP090-501-09.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary Aurora Housing Authority IL06-P090

PHA Name/Number Aurora Housing Authority IL06-P090		Locality (City/County & State) Aurora, Kane, IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement 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	\$378,648	\$378,648	\$378,648	\$378,648
C.	Management Improvements		\$100,000	\$100,000	\$100,000	\$100,000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
E.	Administration		\$110,960	\$110,960	\$110,960	\$110,960
F.	Other – Fees & Costs		\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
G.	Operations		\$180,000	\$180,000	\$180,000	\$180,000
H.	Demolition		\$100,000	\$100,000	\$100,000	\$100,000
I.	Development		\$100,000	\$100,000	\$100,000	\$100,000
J.	Capital Fund Financing – Debt Service		0	0	0	
K.	Total CFP Funds		\$1,109,608	\$1,109,608	\$1,109,608	\$1,109,608
L.	Total Non-CFP Funds	0	0	0	0	0
M.	Grand Total	\$1,109,608	\$1,109,608	\$1,109,608	\$1,109,608	\$1,109,608

Part I: Summary (Continuation) Aurora Housing Authority IL06-P090

PHA Name/Number Aurora Housing Authority IL06-P090		Locality (City/county & State) Aurora, Kane, IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year FFY 2011	Work Statement for Year FFY 2012	Work Statement for Year FFY 2013	Work Statement for Year FFY 2014
	AMP IL-090-001 Indian, Trail, Eastwood, Southwind, Jericho Circle Scattered Units	Annual Statement	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation
	AMP IL-090-002 Maple Terrace, Centennial House & Centennial House Annex		Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation
	1406 Operations		\$180,000	\$180,000	\$180,000	\$180,000
	1408 Management Imp.		\$100,000	\$100,000	\$100,000	\$100,000
	1410 Administration		\$110,960	\$110,960	\$110,960	\$110,960
	1430 Fees & Costs		\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
	1450 Site Improvement		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	1460 Dwelling Structures		\$285,648	\$285,648	\$285,648	\$285,648
	1465.1 Dwelling Equipment Nonexpendable		\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
	1475 Non-dwelling Equipment		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
	1495.1 Relocation Costs		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
	Demolition/Development		\$200,000	\$200,000	\$200,000	\$200,000
	Total	\$1,109,608	\$1,109,608	\$1,109,608	\$1,109,608	\$1,109,608

Part II: Supporting Pages – Physical Needs Work Statement(s) Aurora Housing Authority IL06-P090						
Work Statement for Year 1 FFY 2	Work Statement for Year Two FFY 2011			Work Statement for Year: Three FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP IL-090-001 Indian, Trail, Eastwood, Southwind, Jericho Circle Scattered Units	Interior, exterior and ma system updates. Demol activities, development activities, conversion activities & resident relocation	See total amounts below	AMP IL-090-001 Indian, Trail, Eastwood, Southwind, Jericho Circle Scattered Units	Interior, exterior and ma system updates. Demol activities, development activities, conversion activities & resident relocation	See total amounts below
Annual	AMP IL-090-002 Maple Terrace, Centenn House & Centennial Hou Annex	Interior, exterior and ma system updates. Demol activities, development activities, conversion activities & resident relocation	See total amounts below	AMP IL-090-002 Maple Terrace, Centenn House & Centennial Hou Annex	Interior, exterior and ma system updates. Demol activities, development activities, conversion activities & resident relocation	See total amounts below
Statement	1406 Operations	All Units	\$180,000	1406 Operations	All Units	\$180,000
	1408 Management Imp.	652 Units	\$100,000	1408 Management Imp.	652 Units	\$100,000
	1430 Fees & Costs	652 Units	\$ 65,000	1430 Fees & Costs	652 Units	\$ 65,000
	1450 Site Improvement	652 Units	\$ 50,000	1450 Site Improvement	652 Units	\$ 50,000
	1460 Dwelling Structures	652 Units	\$396,608	1460 Dwelling Structures	652 Units	\$396,608
	1465.1 Dwelling Equipme Nonexpendable	652 Units	\$ 40,000	1465.1 Dwelling Equipment—Nonexpenda	652 Units	\$ 40,000
	1475 Non-dwelling Equip	652 Units	\$ 75,000	1475 Non-dwelling Equipment	652 Units	\$75,000
	1485 Demolition	333 Units	\$100,000	1485 Demolition	333 Units	\$100,000
	1495.1 Relocation Costs	333 Units	\$ 3,000	1495.1 Relocation Costs	333 Units	\$ 3,000
	1499 Development Activities	333 Units	\$100,000	1499 Development Activities	333 Units	\$100,000
	Subtotal of Estimated Cost		\$ \$1,109,608	Subtotal of Estimated Cost		\$ \$1,109,608
Part II: Supporting Pages – Physical Needs Work Statement(s) Aurora Housing Authority IL06-P090						

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Work Statement for Year 1 FFY 2010	Work Statement for Year Four FFY 2013			Work Statement for Year: Five FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP IL-090-001 Indian, Trail, Eastwood, Southwind, Jericho Circle Scattered Units	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	See total amounts below	AMP IL-090-001 Indian, Trail, Eastwood, Southwind, Jericho Circle Scattered Units	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	See total amounts below
Annual	AMP IL-090-002 Maple Terrace, Centennial House & Centennial House Annex	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	See total amounts below	AMP IL-090-002 Maple Terrace, Centennial House & Centennial House Annex	Interior, exterior and major system updates. Demolition activities, development activities, conversion activities & resident relocation	See total amounts below
Statement	1406 Operations	All Units	\$180,000	1406 Operations	All Units	\$180,000
	1408 Management Imp.	652 Units	\$100,000	1408 Management Imp.	652 Units	\$100,000
	1430 Fees & Costs	652 Units	\$ 65,000	1430 Fees & Costs	652 Units	\$ 65,000
	1450 Site Improvement	652 Units	\$ 50,000	1450 Site Improvement	652 Units	\$ 50,000
	1460 Dwelling Structures	652 Units	\$396,608	1460 Dwelling Structures	652 Units	\$396,608
	1465.1 Dwelling Equipment—Nonexpendable	652 Units	\$ 40,000	1465.1 Dwelling Equipment—Nonexpendable	652 Units	\$ 40,000
	1475 Non-dwelling Equipment	652 Units	\$ 75,000	1475 Non-dwelling Equipment	652 Units	\$ 75,000
	1485 Demolition	333 Units	\$100,000	1485 Demolition	333 Units	\$100,000
	1495.1 Relocation Costs	333 Units	\$ 3,000	1495.1 Relocation Costs	333 Units	\$ 3,000
	1499 Development Activities	333 Units	\$100,000	1499 Development Activities	333 Units	\$100,000
	Subtotal of Estimated Cost		\$ \$1,109,608	Subtotal of Estimated Cost		\$ \$1,109,608

Certification of Domestic Violence, Dating or Stalking

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by the AHA and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the AHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the AHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively “domestic violence”) under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

(1) A Federal, State, tribal, territorial, or local police or court record; or

(2) Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

The AHA provides referrals to Mutual Grounds, assistance agency for domestic violence cases and the Aurora Police Department. [Mutual Ground \(MGI\)](#) operates a shelter for women and their minor children who are victims of domestic violence. Here victims are provided safety, shelter and support services while they learn they have the power to change their lives.

- professional staff available 24 hours a day
- specialized support services
- thirty-two bed capacity
- serving southern Kane and Kendall counties

Domestic Violence Counseling For Women

Domestic violence is the physical abuse, threat of physical abuse, or the emotional abuse by a relative or person with whom the victim resides.

Not all domestic violence victims need shelter. Some need to assess and explore their options before making a decision. Some need continuing support regarding their decision. Some need group interaction to break down feelings of isolation, and promote healing.

- individual counseling available by appointment
- weekly support groups
- parenting group to encourage non-violent behavior
- referrals and advocacy with local social service agencies

For Children

Children are victims too, directly or indirectly. Understanding the violence is necessary to break this cycle of abuse.

- individual counseling
- support groups
- education about cooperative, non-violent problem solving
- activity and play groups

Sexual Assault Counseling

Sexual assault refers to all types of sexual violence with or without a weapon: rape, incest, molestation, child sexual assault/abuse and sexual harassment. Services are provided to all victims regardless of age or gender.

- 24 hour crisis intervention at hospitals and police stations
- individual counseling by professional staff
- support groups for rape, incest, children, adolescents, non-offending parents, and significant others
- specialized services for teens
- specialized services for children
- play and art therapy

Victim Advocacy

Mutual Ground provides critical advocacy services for both domestic violence and sexual assault victims. MGI supplies information, emotional support, and sound technical understanding of the legal and social systems involved. These systems can be frightening and frustrating to both adults and children who must then deal with numerous institutions during their crisis.

Domestic Violence Victims

- 24 hour availability for advocacy at hospital emergency rooms
- information on protection available through the Illinois Domestic Violence Act
- Advocacy with social service agencies and the criminal justice system
- support in criminal and civil court proceedings
- advocacy with obtaining Orders of Protection
- transportation to court

Sexual Assault Victims

- 24 hour availability for intervention at hospitals and police stations
- information about medical exams and evidence collection
- court preparation for adult or child victims
- information about legal procedures
- transportation to court

24-Hour Crisis Lines

It takes courage for those devastated by domestic violence or sexual assault to reach out for help. Their first contact can be crucial. MGI operates a 24-hour hot line for domestic violence and sexual assault victims.

- NO LINES HAVE CALLER ID
- All calls confidential
- Calls taken by professional staff
- Crisis intervention counseling
- Support for families and friends of victims
- Informed, non-judgmental support
- Sensitive, accurate information

Community Education

Mutual Ground believes education is the key in prevention of domestic violence and sexual assault. MGI has several pro-active programs that are tailored to fit our philosophy that social change is necessary to prevent these crimes. Please click on the [Community Education](#) link for more information.

Domestic Violence:

Hotline 630.897.0080

Office 630.897.0084

FAX (all) 630.897.3536

Sexual Assault:

Hotline 630.897.8383

Office 630.897.8989

Mailing Address:

Mutual Ground, Inc.

418 Oak Avenue

Aurora, Illinois 60506

Email: MutualGround@Ameritech.net

AURORA HOUSING AUTHORITY
FORM TO BE COMPLETED BY THE
VICTIM OF DOMESTIC VIOLENCE

Date Written Request Received From Family Member:

Name of the Victim of Domestic Violence:

Name(s) of other family members listed on the lease

Name of the abuser:

Relationship to Victim:

Date the incident of domestic violence occurred:

Time: _____

Location of Incident:

Name of victim:

Police Report Number: _____

Reporting Agency: _____

Date of report: _____

Any other pertinent data: _____

Printed Name, signature and date

IMPORTANT RESIDENT NOTICE

December 7, 2006 (original date of notice)

To: All Aurora Housing Authority (AHA) Residents

Subject: **Carbon Monoxide Alarm Detector Act**

Dear Residents,

On May 8, 2006, the Carbon Monoxide Alarm Detector Act was passed. This Act requires that every dwelling unit be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes by January 1, 2007. This Act states that it is the responsibility of the owner of a structure to supply and install all required alarms. This Act states that 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.

This Act states that tampering with, removing, destroying, disconnecting, or **removing the batteries** from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction, and a Class 4 felony in the case of a second or subsequent conviction. **As stated above, it is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit and to notify the AHA in writing of any deficiencies that the tenant cannot correct. If you or a family member remove, destroy or disconnect a carbon monoxide alarm provided and installed by the AHA, you may be convicted of a Class A misdemeanor in the case of a first conviction, and a Class 4 felony in the case of a second or subsequent conviction. Remember, you are responsible for replacing batteries in the carbon monoxide alarm as needed.**

This is your advance notice that AHA staff will be providing and installing carbon monoxide alarms within 15 feet of every room used for sleeping purposes in all units before January 1, 2007.

All carbon monoxide alarms will be serviced or replaced by the AHA whenever a tenant notifies the AHA in writing of any deficiencies that the tenant cannot correct or as identified by the AHA during a housing inspection.

Make certain you do not remove any carbon monoxide alarm, remove any batteries and report in writing to the AHA any deficiencies that you cannot correct.

Sincerely,

David Kramer
Deputy Executive Director

This notice is provided to all residents each year.

No revisions to previously approved Annual Plan.

Attachment II090f.01

No revisions to previously approved Annual Plan.

1. **Five Year 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. No revision to previously approved Annual Plan.
2. **Rent Determination:** No revision to previously approved Annual Plan.
3. **Operations and Management:** No revision to previously approved Annual Plan.
4. **PHA Grievance Procedures:** No revision to previously approved Annual Plan.
5. **Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities** - Revision to previously approved plan – see Attachment il090f.01 for details.
6. **PHA Community Service::** No revision to previously approved Annual Plan. **and Self-sufficiency Programs:** revision on number of participants listed in Section 7.
7. **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers:** Revision to previously approved plan – see Attachment il090f.01 for details.
8. **Capital Fund Program Annual Statement/Performance and Evaluation Report:** to previously approved plan – see Attachment il090a.01 and Attachment il090c.01 for details.
9. **Capital Fund Program Five-Year Action Plan** - see Attachment il090b.01 for details.
10. **Housing Needs – See Exhibit 9 attached to the Annual Plan.**
11. **Exhibit 6.0 PHA Plan Element Revisions :** PHA Policies Governing Eligibility, Selection, and Admissions including Deconcentration and Waiting List Procedures - No revision to previously approved Annual Plan.
12. **Financial Resources:** Revisions included in Section 6 of the Annual Plan.
13. **Housing Needs. Revised:** See Exhibit 9.0 attached to the Annual Plan template (il090.v01) for revisions.

14. **9.2 Strategy for Addressing Housing Needs** – see revisions in Exhibit 9.2 attached to the Annual Plan Template (il090.v01).
15. **Overview of Progress In Meeting Mission and Goals & 5 Year Plan Goals** revisions listed in EXHIBIT 10.0 attached to the Annual Plan template (il090.v01).
16. **Significant Amendment and Substantial Deviation/Modification.** Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” included in the 2010Annual Plan.
17. **DVW Policy and CO2: Not Revised. See Attachment il090d.01 for the DVW Policy and See Attachment il090e.01 for the AHA CO2 Policy.**
18. **Statement of Consistency with the Consolidated Plan -** No revisions to previously approved Annual Plan. See Exhibit included in the Annual Plan template.
19. **Deconcentration Policy:** No revision to previously approved Annual Plan.

Attachment IL090g.01

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. PHA Plan Update Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

PHA Annual Plan Elements:

- a. 2010 Annual Plan (form HUD – 50075);
- b. 2010 Annual Statement (form HUD-50075.1) Attachment il090a.01
- c. Updated 5 Year Action Plan – 2010-2014 (form HUD-50075.2) Attachment IL090c.01; and
- d. Capital Fund Performance and Evaluation reports Attachment il090b.01

2. Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

1. The Aurora Housing Authority (AHA) currently has a Disposition Plan with HUD Special Applications Center (SAC). This plan is still pending approval, for part of the development only and activity will begin in 2011 and end by 2013.
2. The AHA plans on submitting a demolition plan for two sites this year (Jericho Circle Complex family site AMP 1 with 146 housing units and Maple Terrace Elderly Complex AMP 2 with 187 units).
3. The AHA plans on submitting a plan for the Designation of Public Housing for Occupancy by Elderly Families for Centennial House (005) and Centennial House Annex (006). These buildings currently house a mixed population of elderly residents and disabled residents. The two groups are not compatible together for many reasons which will be described in the plan when it is submitted to HUD. The AHA will be working on an Elderly Designation Plan that will be submitted to HUD when completed.
4. The AHA plans on submitting a conversion/disposition plan for scattered site units in AMP 1. It is anticipated that these units will be converted from Public Housing units to Project Based Section 8 Housing Choice Vouchers Program units

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

1. The Aurora Housing Authority (AHA) currently has a Disposition Plan with HUD Special Applications Center (SAC). This plan is still pending approval, for part of

the development only and activity will begin in 2011 and end by 2013 once HUD approval is received.

2. The AHA plans on submitting a demolition plan for two sites this year (Jericho Circle Complex family site AMP 1 with 146 housing units and Maple Terrace Elderly Complex AMP 2 with 187 units). Jericho Circle will be demolished and the current site will be redeveloped into a new mixed income community. Residents will be relocated under the Housing Choice Program and will retain a first right of return upon completion of redevelopment activities. Maple Terrace will be demolished and a plan for the best reuse of the current site will be developed. AHA will identify alternate sites for the development of elderly only housing and will work in partnership with appropriate community service agencies to develop housing alternatives for person with special needs. Existing singles residing at Maple Terrace will be relocated under the Housing Choice Program.
3. The AHA plans on submitting a plan for the Designation of Public Housing for Occupancy by Elderly Families for Centennial House 81 units (005) and Centennial House Annex 46 units (006) – AMP 2. Centennial House and the attached Centennial House Annex will be designated as “elderly only” housing and will be retained as traditional public housing with such designation. The current building use is a mixed use building with elderly and non-elderly disabled residents. Existing non-elderly residents will be provided with the option of relocating under the Housing Choice program or to other public housing to become available in the future. Relocation of non-elderly residents will be strictly voluntary. Upon receipt of designation, new admissions will be restricted elderly residents. These buildings currently house a mixed population of elderly residents and disabled residents. The two groups are not compatible together for many reasons which will be described in the plan when it is submitted to HUD. The AHA will be working on an Elderly Designation Plan that will be submitted to HUD when completed. The total number of units proposed for elderly designation is 128 units. Disabled residents will be provided additional assistance from local service providers if they plan on relocating to another housing unit.
4. The AHA may select properties this year to be converted to from public housing units to Section 8 Program project-based vouchers (Conversion of scattered site single family homes to Homeownership opportunities). All properties are in AMP 1. The scattered site properties will be converted from public housing to Housing Choice Voucher project based assistance. Additional feasibility analysis will be conducted to determine if all scattered site units are financially viable to retain. Units identified as cost

prohibitive to maintain will be disposed of for fair market value. The scattered site single family homes will be converted to a homeownership program under the Housing Choice program; the remaining scattered site units will be maintained as rental housing under the Housing Choice program. Sales proceeds from non-viable units will be used as down payment and closing costs assistance for eligible homebuyers. Number of units is unknown at this time.

5. Special Needs Housing: The AHA will work with community service providers to assess current special needs residents at Centennial House and Maple Terrace. The AHA will provide project based Housing Choice Vouchers for housing units equal to the number of current residents with special needs. Specific designations will be acquired for the type of special needs identified.

Financial Resources: Revisions listed below

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund AMP1	\$1,918,272	
b) Public Housing Operating Fund AMP2	\$ 980,203	
c) Public Housing Capital Fund FY2010	\$1,109,608	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,999,852	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
h) Resident Opportunity and Self-Sufficiency Grants	0	
i) Community Development Block Grant	0	
j) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CF 501-08 (9-30-09)	\$ 665,317.79	
CF501-09 (9-30-09)	\$1,109,608	
CF501-09 (9-30-09) ARRA Funds	\$1,402,734	
3. Public Housing Dwelling Rental Income		
AMP 1	\$	
AMP2	\$	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$14,185,594.79	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Operations and Management

HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	632	10%
Section 8 Vouchers	803	10%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Exhibit 9 Housing Needs

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1238 94%	1238 94%					
Income >30% but <=50% of AMI	69 5%	69 5%					
Income >50% but <80% of AMI	7 1%	7 1%					
Elderly	9 .68%	9 .68%					

**Housing Needs of Families in the Jurisdiction
by Family Type**

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Families with Disabilities	67 5.10%	67 5.10%					
Race/Ethnicity B/AA	602 45.81%	602 45.81%					
Race/Ethnicity W	121 9.21%	121 9.21%					
Race/Ethnicity Not Assigned	588 44.75%	588 44.75%					
Race/Ethnicity Asian	2 .15%	2 .15%					
Race/Ethnicity American Indian/ Alaska Native	1 .08%	1 .08%					

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1314		
Extremely low income <=30% AMI	1238	94%	
Very low income (>30% but <=50% AMI)	69	5%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	1043	79.38%	

Housing Needs of Families on the Waiting List			
Single			
Elderly families	9	0.68	
Families with Disabilities	67	5.1%	
Race/Ethnicity B/African American	602	45.81%	
Race/Ethnicity White	121	9.21%	
Race/Ethnicity Not Assigned	588	44.75%	
Race/Ethnicity Asian	2	.15%	
Race/Ethnicity American Indian/ Alaska Native	1	.08%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	266	20.24%	
2 BR	525	39.95%	
3 BR	385	29.30%	
4 BR	96	7.31%	
5 BR	28	3%	
5+ BR	12	.91%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 18 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual

Housing Needs of Families on the Waiting List

			Turnover
Waiting list total	1689		
Extremely low income <=30% AMI	1517	90%	
Very low income (>30% but <=50% AMI)	155	9%	
Low income (>50% but <80% AMI)	14	1%	
Over Limit	3		
Families with children	1410	83.48%	
Elderly families	12	0.71%	
Families with Disabilities	63	3.73%	
Single	204	12.08%	
Race/Ethnicity B/African American	1147	67.91%	
Race/Ethnicity White	466	27.59%	
Race/Ethnicity Not Assigned	47	2.78%	
Race/Ethnicity Asian	19	1.12%	
American Indian/ Alaska Native	10	0.59%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	269	15.93%	
2 BR	822	48.67%	
3 BR	547	32.39%	
4 BR	43	2.55%	
5 BR	7	0.41%	
5+ BR	1	0.06%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes - Open for 1 BR, 4BR, 5BR & 6 BR units.

Closed for 2BR & 3BR units.

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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

The AHA is submitting a plan to HUD to designate Centennial House and Centennial House Annex (1630 and 1640 West Plum Street, Aurora, IL) from elderly and disabled residents to elderly residents only. The reason: the two resident populations are not compatible together.

The AHA plans on submitting a plan for the Designation of Public Housing for Occupancy by Elderly Families for Centennial House 81 units (005) and Centennial House Annex 46 units (006) – AMP 2. Centennial House and the attached Centennial House Annex will be designated as “elderly only” housing and will be retained as traditional public housing with such designation. The current building use is a mixed use building with elderly and non-elderly disabled residents. Existing non-elderly residents will be provided with the option of relocating under the Housing Choice program or to other public housing to become available in the future. Relocation of non-elderly residents will be strictly voluntary. Upon receipt of designation, new admissions will be restricted elderly residents. These buildings currently house a mixed population of elderly residents and disabled residents. The two groups are not compatible together for many reasons which will be described in the plan when it is submitted to HUD. The AHA will be working on an Elderly Designation Plan that will be submitted to HUD when completed. The total number of units proposed for elderly designation is 128 units. Disabled residents will be provided additional assistance from local service providers if they plan on relocating to another housing unit.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

- 1. The Aurora Housing Authority (AHA) currently has a Disposition Plan with HUD Special Applications Center (SAC). This plan is still pending approval, for part of the development only and activity will begin in 2011 and end by 2013 once HUD approval is received.**
- 2. The AHA plans on submitting a demolition plan for two sites this year (Jericho Circle Complex family site AMP 1 with 146 housing units and Maple Terrace Elderly Complex AMP 2 with 188 units).** Jericho Circle will be demolished and the current site will be redeveloped into a new mixed income community. Residents will be relocated under the Housing Choice Program and will retain a first right of return upon completion of redevelopment activities. Maple Terrace will be demolished and a plan for the best reuse of the current site will be developed. AHA will identify alternate sites for the development of elderly only housing and will work in partnership with appropriate community service agencies to develop housing alternatives for person with special needs. Existing singles residing at Maple Terrace will be relocated under the Housing Choice Program.
- 3. The AHA plans on submitting a plan for the Designation of Public Housing for Occupancy by Elderly Families for Centennial House 81 units (005) and Centennial House Annex 46 units (006) – AMP 2.** Centennial House and the attached Centennial House Annex will be designated as “elderly only” housing and will be retained as traditional public housing with such designation. The current building use is a mixed use building with elderly and non-elderly disabled residents. Existing non-elderly residents will be provided with the option of relocating under the Housing Choice program or to other public housing to become available in the future. Relocation of non-elderly residents will be strictly voluntary. Vj g'CJ C'y kn'dg'y qtnkpi "qp"cp"Grf gtn F guki pcvkqp"Rrnp"vj cv'y kn'dg'twdo kgf "d{ 'F gego dgt'53."4232."qt'y j gp"eqo r ngvf OP gw admissions will be restricted vq"elderly residents. These buildings currently house a mixed population of elderly residents and disabled residents. The two groups are not compatible together for many reasons which will be described in the plan when it is submitted to HUD. The AHA will be working on an Elderly Designation Plan that will be submitted to HUD when completed. The total number of units proposed for elderly designation is 128 units. Disabled residents will be provided additional assistance from local service providers if they plan on relocating to another housing unit.
- 4. The AHA may select properties this year to be converted to from public housing units to Section 8 Program project-based vouchers**
(Conversion of scattered site single family homes to Homeownership opportunities). All properties are in AMP 1. The scattered site properties will be

converted from public housing to Housing Choice Voucher project based assistance. Additional feasibility analysis will be conducted to determine if all scattered site units are financially viable to retain. Units identified as cost prohibitive to maintain will be disposed of for fair market value. The scattered site single family homes will be converted to a homeownership program under the Housing Choice program; the remaining scattered site units will be maintained as rental housing under the Housing Choice program. Sales proceeds from non-viable units will be used as down payment and closing costs assistance for eligible homebuyers. Number of units is unknown at this time.

5. **Special Needs Housing:** The AHA will work with community service providers to assess current special needs residents at Centennial House and Maple Terrace. The AHA will provide project based Housing Choice Vouchers for housing units equal to the number of current residents with special needs. Specific designations will be acquired for the type of special needs identified.

DOCUMENTATION WILL BE SUMMITTED TO HUD FOR APPROVAL PRIOR TO ANY ACTIVITY BEING UNDERTAKEN.

Family Self Sufficiency program/s – REVISION SINCE LAST APPROVED ANNUAL PLAN:

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None	None
Section 8	34	09/30/2008 - 18 participants - maintaining the minimum program size required by HUD 16 Participants Graduated to date = 34 original slots

EXHIBIT 10.0 Significant Amendment and Substantial Deviation Modification

Amendments/Modifications to the AHA Annual Plan

The **AHA reserves the right to full fungibility** in the accomplishment of its goals and objectives in the capital improvement plan. "Fungibility is a concept which permits the AHA to substitute any work item from the latest approved Five-Year Action Plan to any previously approved CF budget or Annual Statement and to move work items among approved budgets without prior HUD approval." Funds from one year's plan may be utilized to accomplish any work items scheduled during the five-year plan and shall not be considered a substantial deviation. Emergency work items shall take precedence over scheduled work items and shall not be considered a substantial deviation. Any excess funds remaining after completion of the scheduled work items for the annual plan year, may be utilized for future year's planned work items or transferred into the operations account (not to exceed 20% of total grant amount). Capital Funds originally designated for operations may be utilized to supplement any other approved work items in order to accomplish the goals in the Plan. This shall not be considered a substantial deviation. Capital Funds may be transferred into Operations at any time to prevent the AHA from being designated as financially troubled. This shall not be considered a substantial deviation.

The AHA's basic criteria for the definition of a Significant Amendments and/or Substantial Deviations/ Modifications to the Annual Plan is as follows:

- Any changes to the rent policy, admissions policies or reconfiguration of the waiting list for the current Admissions and Continued Occupancy Plan (ACOP); and
- Any change with regard to demolition, disposition, designation, homeownership programs or conversion activities not included in this Annual Plan or 5 Year Plan.

The AHA may amend or modify its Annual or Five-Year Plan after submitting the plan to HUD. The AHA may modify, amend or change any policy, rule, regulation or other aspect of its plan. If the modification or change is considered a "significant amendment" or "substantial deviation/modification" as defined by the AHA, then the AHA will comply with all requirements similar to those required at initial development and submission of the AHA Plan.

Any significant amendment or substantial deviation/modification to the AHA Plan is subject to the same requirements as the original AHA Plan (including time frames). The following are the requirements:

- The AHA must consult with the Resident Advisory Board (RAB);
- The AHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and

- The AHA will advertise a public hearing time and for the public hearing date in the Beacon News (45 days prior to the hearing). The AHA will provide for a review of the amendments/modifications by the public during a 45-day public review period, concluding with a public hearing to receive any comments, recommendations or changes to the proposed amendments/modifications of the Annual Plan or 5 Year Plan.



Renewed commitment in times of change

AHA Strategic Plan

Dear Colleagues, Partners and Residents,

The Aurora Housing Authority has an essential mission in our City – to provide housing assistance for people with low and moderate incomes. We recognize that to be a truly great city, Aurora must have affordable housing for people across the income spectrum.

Over the past forty years, we have provided housing assistance in Aurora utilizing traditional programs: Public Housing and Section 8 Vouchers funded by the federal Department of Housing and Urban Development (HUD). Our public housing communities were built in the early 1970's to serve a City that was very different from our City today. Our community has changed and in recognition of these changes, our agency has developed this strategic plan to proactively meet the new challenges of housing Aurora's residents.

The Aurora Housing Authority is in transition from providing traditional housing assistance. We will become a catalyst to support healthy mixed income communities in safe, stable environments. This transition will involve the repositioning of all properties in our public housing portfolio and increased operational effectiveness to leverage dwindling federal resources.

Achievement of our new vision will require the redevelopment of obsolete public housing communities that no longer meet the quality of life standards for the citizens of our community. The results of our new vision will be the delivery of high quality affordable housing with increased opportunities for residents.

Through this strategic plan, the Aurora Housing Authority provides a ***renewed commitment*** to our core mission of providing housing assistance for low and moderate income residents of our City; however, in ***times of change***, we must re-assess the way in which we provide housing assistance. To prepare for the challenges of tomorrow, we must redefine public housing and we must adopt a more entrepreneurial way of doing business.

This strategic plan for the next five years articulates our new direction. This plan was developed in partnership with city leaders, our residents, our partners and stakeholders. We look forward to working with all members of our community to achieve our new Vision.

Sincerely,

Gerald A. Jones, Chairman
Board of Commissioners



INTRODUCTION

The Aurora Housing Authority (AHA) has served the City of Aurora since 1949, originally as a Land Clearance Commission and later as a Housing Authority. Six traditional public housing communities were developed in the early 1970's in various locations on what was at that time, the outskirts of the City. In the 1980's, AHA developed scattered site housing throughout the City and began administration of the Section 8 Housing Assistance Program.

Since its inception, the Aurora Housing Authority has served the housing needs of Aurora's lowest income citizens through administration of the federal Public Housing and Section 8 Programs. Throughout its history, AHA has targeted housing and services primarily to the "poorest of the poor", relying solely on funding from the U.S Department of Housing and Urban Development (HUD). Even though AHA is chartered to serve residents up to 80% of the area median income (AMI), most residents served by AHA have had extremely low incomes, averaging below 20% of AMI.

The public housing communities built in the 1970's have been plagued with physical and social challenges. Some properties have serious structural problems while others have severe site problems. Individual units are functionally obsolete and do not offer basic amenities found in the private real estate market. Housing designed for senior citizens has transgressed to mixed populations with incompatible life styles. Some communities remain isolated from the surrounding neighborhood while others have seen surrounding areas developed in conflict with residential living. Concentration of poverty has impeded individual motivation and economic self-sufficiency.

Compounding the local physical and social challenges has been the continued reduction of federal funding. Throughout the history of federal housing assistance, federal funding has fluctuated with the political tides.

To hold to our mission, we must become more operationally effective, efficient and entrepreneurial. ***To embrace our vision***, we must reposition all properties and create mixed income communities of opportunity.

STRATEGIC DIRECTION

Repositioning the Public Housing Portfolio - To reposition our public housing portfolio and lessen our dependence on federal funding we will adopt the successes, and improve on the challenges, of the federal Mixed Finance program.



Renewed commitment in times of change

The Mixed Finance Program was created in 1993 as a demonstration program and represents a new approach to the revitalization of public housing. It redefines public housing as mixed income communities serving very low income residents through the public housing program; moderate income residents through the Low Income Housing Tax Credit program and market rate residents through private investment. Federal resources are leveraged with state and local funds; equity from private investors and funding from private lenders.

The Mixed Finance Program offers a unique approach to neighborhood revitalization as reinvestment in Aurora's public housing sites will serve as the catalyst for broader investment in economically depressed neighborhoods.

AHA has developed repositioning strategies for each of the current properties which include the following:

- Partnerships with private real estate developers to redevelop current public housing communities;
- Conversion of scattered site single family homes to Homeownership opportunities;
- Designation of elderly only housing for peaceful enjoyment by our senior residents;
- Community partnerships with service providers to create designated housing with project based subsidies for our residents with special needs;

Operational Effectiveness – To become more operationally effective and efficient, AHA will introduce new business systems and processes focused on technological innovations that will reduce paperwork, improve customer service and enhance communication.

Entrepreneurialism – Additional ways to lessen our dependence on federal funding is to serve more households seeking workforce housing. These persons are not at the lowest income levels but still need rents and homeownership opportunities that are more affordable than typically found in the private market. Revenue generated by this type of entrepreneurialism can provide cross-subsidization to further our mission of serving very low income residents.

STRATEGIC GOALS

Redevelopment

The properties below will be redeveloped during the next

five years.

(Detailed redevelopment plans and corresponding timelines are located in the attachments to the strategic plan.)

Jericho Circle – Jericho Circle will be demolished and the current site will be redeveloped into a new mixed income community. Residents will be relocated under the Housing Choice Program and will retain a first right of return upon completion of redevelopment activities.

Maple Terrace – Maple Terrace will be demolished and a plan for the best reuse of the current site will be developed. AHA will identify alternate sites for the development of elderly only housing and will work in partnership with appropriate community service agencies to develop housing alternatives for person with special needs. Existing singles residing at Maple Terrace will be relocated under the Housing Choice Program.

Indian Trail Apartments – Further viability assessment and a market appraisal will be completed on Indian Trail Apartments. The results of this additional study will determine whether AHA will redevelop this property into a mixed-use; mixed-finance community or dispose of the property for fair market value. If the current site is not viable for redevelopment, sales proceeds from the disposition will be utilized for development of a replacement mixed income community to be located elsewhere in the community.

Conversion

Scattered Sites – The scattered site properties will be converted from public housing to Housing Choice Voucher project based assistance. Additional feasibility analysis will be conducted to determine if all scattered site units are financially viable to retain. Units identified as cost prohibitive to maintain will be disposed of for fair market value.

The scattered site single family homes will be converted to a homeownership program under the Housing Choice program; the remaining scattered site units will be maintained as rental housing under the Housing Choice program. Sales proceeds from non-viable units will be used as down payment and closing costs assistance for eligible homebuyers.

Southwind Apartments – AHA will continue to complete a comprehensive renovation program at Southwind Apartments to complete site improvements and upgrade all units in accordance with private market standards. Upon completion of all renovation, Southwind will be converted to project based Housing Choice vouchers.

Designated Housing

Centennial House and Annex – Centennial House and the attached Annex will be designated as “elderly only” housing and will be retained as traditional public housing with such designation. Existing non-elderly residents will be provided with the option of relocating under the Housing Choice program or to other public housing to become available in the future. Relocation of non-elderly residents will be strictly voluntary. Upon receipt of designation, new admissions will be restricted elderly residents.

Special Needs Housing – AHA will work with community service providers to assess current special needs residents at Centennial House and Maple Terrace. AHA will provide project based Housing Choice Vouchers for housing units equal to the number of current residents with special needs. Specific designations will be acquired for the type of special needs identified.

Public Housing Renovation

Eastwood Apartments - Eastwood apartments will be retained as traditional public housing during the time period covered by this strategic plan. Physical improvements will continue to upgrade units to private market standards as capital funding is available under the HUD capital fund program.

Resident Support

Relocation Services – AHA will provide comprehensive relocation services for any resident that is required to relocate as the result of any repositioning strategies identified in this strategic plan. All relocation services will be provided in accordance with a HUD approved relocation plan.

Self-Sufficiency Opportunities – A key component to the repositioning strategies is economic self-sufficiency opportunities for current and future residents. Mixed finance redevelopment activities will include community and supportive services programs inclusive of educational and job training opportunities; credit repair; and pre and post purchase homebuyer counseling. While self-sufficiency opportunities will be voluntary, all affected residents will be strongly encouraged to participate and right of return options will be premised on successful participation in self-sufficiency activities.

Business Systems and Processes

Technology – AHA will identify innovative technological solutions that will improve business systems and processes including:



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- Implementation of web-based partner portals
- Mandatory direct deposit for landlord payments
- Reloading bank cards for payment of utility reimbursement payments

Inspections Standards – AHA will adopt inspection standards consistent with the City of Aurora rent licensing standards and will coordinate mandatory inspections with the City as feasible to eliminate duplicate inspection processes for rental housing.

Accountability for HCV Landlords and Participants – As the Housing Choice program continues to grow as a result of repositioning strategies, AHA will implement an enhanced accountability and compliance program for Housing Choice participants and landlords. Additional educational and briefing requirements will be mandated to assure strict lease enforcement by landlords resulting in responsible tenants that will be welcomed in all neighborhoods of our City.

Human Resources

Environment – AHA will create and maintain a working environment where employees are supported in meeting AHA's expectations and in their commitment to AHA's Mission and Vision.

Effective Work Force - AHA will increase the effectiveness of our work force through implementation of succession planning for key leadership positions; enhanced recruitment; competitive compensation strategies; targeted training programs; and consistent communication to all staff on the organizational goals and objectives.

Sustainability through Diversification

Maximize Use of Resources – AHA will leverage current real estate assets to maximize return on investment that will assure organizational sustainability to continue to achieve our Mission.



Partnerships – AHA will seek private public partnerships that maximize investment and seek new opportunities to generate revenue.

Related Entities – AHA will develop non-profit related entities that will explore new opportunities for revenue generating programs or partnerships that will be tested in the market place for potential practicality. Sole purpose related entities will be formed to support AHA in its strategic direction and goals.

Sound Business Practices

Through the strategic planning process, AHA identified business practices that are important to our success. It is important to articulate these practices and refer to them frequently to assure continued success in our work as we move forward with our strategic initiatives.

Superior Property Management – AHA will exemplify the qualities of a superior property management organization with regard to maintenance standards, tenant relations, leasing, communication and financial performance.

Superior Non-Profit Management – AHA will exemplify the qualities of a superior non-profit organized for public benefit. Focus will be retained on effective, accessible services and community building practices that increase stability and self-sufficiency of AHA residents.

Superior Administration – AHA will administer the rent subsidy program with specific focus on program integrity, participant and owner relations, responsiveness to community needs and financial performance.

Superior Public Management – AHA will exemplify the qualities of a well run public agency through efficiency, fairness and integrity; AHA will promote values and practices in support of fairness among people of all races and classes.

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: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P090501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 21) ³	\$160,000	\$0	\$0	\$0
3	1408 Management Improvements	\$100,000	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$110,960	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$ 50,000	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$ 75,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$353,648	\$0	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 40,000	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$ 65,000	\$0	\$0	\$0
14	1485 Demolition	\$ 40,000	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$ 15,000	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$100,000	\$0	\$0	\$0

¹ To be completed for the Performance and Evaluation Report.

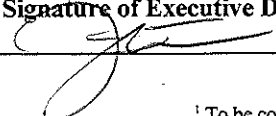
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P090501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
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	\$0	\$0	\$0	\$0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0	\$0	\$0	\$0	
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,109,608	\$0	\$0	\$0	
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0	
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0	
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0	
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0	
25	Amount of line 20 Related to Energy Conservation Measures	\$ 100,000	\$0	\$0	\$0	
Signature of Executive Director 		Date 12/17/09	Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: Aurora Housing Authority		Capital Fund Program Grant No: IL06P090501-10 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	
AMP 1 IL090-108D	Architectural/Engineering Fees Design and Construction Management.	1430	2 properties\ 92 units	\$ 40,000				
Eastwood & Southwind	Sitework - Repair sidewalks and parking lot asphalt surface, replace damaged stoops and install buffalo boxes level with existing gradient.	1450	2 properties\ 92 units	\$ 50,000				
Eastwood & Southwind	Sitework - General landscaping, grade site areas to promote better water run off, install storm drains as needed to promote proper drainage.	1450	2 properties\ 92 units	\$ 50,000				
Eastwood & Southwind	Provide and install new vinyl clad, double hung high efficiency windows. Color to be selected by the Owner.		43 Buildings\ 92 units	\$ 65,000				
Eastwood & Southwind	Dwelling Units - Remove stone siding material. Repair substrate as needed. aprovide insulation and vapor barrier. Provide and install Replace siding. Color to be selected by the Owner.	1460	43 Buildings\ 92 units	\$ 80,000				
AMP IL-090-001 Indian, Eastwood, Southwind, Jericho Circle & Scattered Sites	Comprehensive modernization, asbestos abatement, general physical improvements to dwelling units and structures.	1460	338 units	\$105,000				
AMP 2 IL090-108D Maple Terrace, Centennial House & Centenniel House	Architectural/Engineering Fees Design and Construction Management	1430	4 Buildings/314 units	\$ 10,000				

Annex.								
Maple Terrace, Centennial House & Centennial House Annex.	Sitework - General landscaping - grading work as required to improve site drainage. Sanitary sewer repairs.	1450	4 Buildings/314 units	\$25,000				
Maple Terrace, Centennial House & Centennial House Annex.	Dwelling Units - General physical improvements including boiler replacement, W/H replacement, pump replacement,	1460	4 Buildings\ 314 units	\$ 43,648				
Authority Wide	Operations	1406	1 Year	\$160,000				
	Management Improvements - Staff training, software system update and computer system update & professional consulting services	1408	1 Year	\$100,000				
	CFP Administration	1410	2 Years	\$110,960				
	Reduce vacancies	1460	1 Year	\$ 10,000				
	Dwelling Equipment - Nonexpendable	14.65.1	2 Years	\$ 40,000				
	Nondwelling Equipment	1475	2 Years	\$ 65,000				
	Relocation	1495.1	2 Years	\$ 15,000				
	Development Activities	1499	2 Years	\$100,000				
Demolition Plan being developed for two sites (IL090-001 & IL090-003) 333 total units	Total: Demolition funds for (IL090-001 & IL090-003) 333 total units	1485	2 Years	\$40,000				
Total:				\$1,109,608				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Aurora Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP IL-090-001 (Eastwood)					
A/E Fees - BLI 1430	9/14/2012		9/14/2014		
Sitework - BLI 1450	9/14/2012		9/14/2014		
Dwelling Units - BLI 1460	9/14/2012		9/14/2014		
Authority-Wide					
Operations - BLI 1406	9/14/2012		9/14/2014		
Mgt. Imp. - BLI 1408	9/14/2012		9/14/2014		
CFP Admin - BLI 1410	9/14/2012		9/14/2014		
Development Actiities	9/14/2012		9/14/2014		
Other Items	9/14/2012		9/14/2014		

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

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

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

Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-P090-501-07 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007 FFY of Grant Approval:
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: 9-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations (may not exceed 20% of line 21) ³	120,000		120,000	120,000
3	1408 Management Improvements	35,000		35,000	35,000
4	1410 Administration (may not exceed 10% of line 21)	110,176		110,176	110,176
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	42,000		42,000	42,000
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	669,589		669,589	669,589
11	1465.1 Dwelling Equipment—Nonexpendable	40,000		40,000	40,000
12	1470 Non-dwelling Structures	0		0	0
13	1475 Non-dwelling Equipment	75,000		75,000	75,000
14	1485 Demolition	0		0	0
15	1492 Moving to Work Demonstration	0		0	0
16	1495.1 Relocation Costs	0		10,000	10,000
17	1499 Development Activities ⁴	0		0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0		0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0		0	
19	1502 Contingency (may not exceed 8% of line 20)	0		0	
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,101,765		1,101,765	1,101,765
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				

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
 Expires 4/30/2011

Part I: Summary				
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-P090-501-07 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval:
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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
	Signature of Executive Director	Date 10/9/09	Signature of Public Housing Director	Date

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Aurora Housing Authority IL06-P090-501-07					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL06-P090-001	9-15-2008	9-15-2008	9-15-2010	11/20/09	Completed early
IL06-P090-003	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-004	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-005	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-006	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-007	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-008	9-15-2008	9-15-2008	9-15-2010	11/20/09	
IL06-P090-009	9-15-2008	9-15-2008	9-15-2010	11/20/09	
Agency Wide	9-15-2008	9-15-2008	9-15-2010	11/20/09	

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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					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-P090-501-08 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 FFY of Grant Approval:
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: 9-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations (may not exceed 20% of line 21) ³	120,000		120,00	120,000
3	1408 Management Improvements	35,000		0	0
4	1410 Administration (may not exceed 10% of line 21)	110,817		110,817	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	55,000		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	656,589		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	40,000		0	0
12	1470 Non-dwelling Structures	0		0	0
13	1475 Non-dwelling Equipment	80,772		0	0
14	1485 Demolition	0		0	0
15	1492 Moving to Work Demonstration	0		0	0
16	1495.1 Relocation Costs	10,000		0	0
17	1499 Development Activities ⁴	0		0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0		0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0		0	0
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,108,178		230,817	120,000
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	15,000			
23	Amount of line 20 Related to Security – Soft Costs	0			
24	Amount of line 20 Related to Security – Hard Costs	15,000			
25	Amount of line 20 Related to Energy Conservation Measures	100,000			

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
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Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-P090-501-08 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 FFY of Grant Approval:
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 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
	Signature of Executive Director	Date 10/1/09	Signature of Public Housing Director		Date

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Aurora Housing Authority IL06-P090-501-08					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 IL090-108D	9-15-2010		9-15-2012		
AMP 2 IL090-208D	9-15-2010		9-15-2012		
Agency Wide					
Operations	9-15-2010	8-22-2008	9-15-2012	8-22-2008	
Management Improve.	9-15-2010		9-15-2012		
Administration	9-15-2010	8-22-2008	9-15-2012		
Vacancy Reduction	9-15-2010		9-15-2012		
Appliances	9-15-2010		9-15-2012		
Non-Dwelling Equip.	9-15-2010		9-15-2012		
Relocation	9-15-2010		9-15-2012		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary	
PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S09050109 (ARRA Capital Fund Formula Grant) Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration (may not exceed 10% of line 21)	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$80,000			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$504,000			
10	1460 Dwelling Structures	\$818,734			
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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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary				FFY of Grant:2009 FFY of Grant Approval: 2009	
PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S09050109 (ARRA Capital Fund Formula Grant) Replacement Housing Factor Grant No: Date of CFFP:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,402,734			
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	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$297,576			
Signature of Executive Director		Date 10/9/09		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Aurora Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06S09050109 (ARRA Capital Fund Formula Grant) CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP IL-090-001 (Indian Trail)	Architectural/Engineering Fees Design and Construction Management - \$60,000	1430	1	\$60,000				
AMP IL-090-001 (Indian Trail)	Architectural/Engineering Fees Engineering assessment and redesign of drainage - \$20,000	1430	1	\$20,000				
AMP IL-090-001 (Indian Trail)	Sitework - Correct stormwater drainage issue by reconfiguring topography, installing drains and water channels; re- grade site	1450	1 property	\$250,000				
AMP IL-090-001 (Indian Trail)	Sitework - Remove and replace selected sidewalks and pavement - stabilize substrate - install new front stoops continuos across the front of the buildings - Remover rear stoop areas - install a pation are for each unit along with a six foot high privacy fence on each side of the units to create a semi-private area for residents	1450	1 property	\$155,000				
AMP IL-090-001 (Indian Trail)	Sitework - General landscaping	1450	1 property	\$40,000		Include regrading the front of the site & landscaping entire area		
AMP IL-090-001 (Indian Trail)	Sitework - Upgrade exterior lighting	1450	1 property	\$40,000				

AMP IL-090-001 (Indian Trail)	Sitework - Install mailbox kiosk	1450	1 property	\$15,000				replace mail boxes
AMP IL-090-001 (Indian Trail)	Sitework - Upgrade signage at building, grounds, parking areas	1450	1 property	\$4,000				
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Install geothermal heating/cooling system in dwelling units (Sink geothermal wells serving each of 10 buildings @ \$6,000 per building; Install heat pump units in each unit @ 6,600 per unit)	1460	36 units	\$0				not practical for site - land filled ground would not work with geothermal system
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Remove siding and stone façade. Install new siding for all buildings - include insulation, vapor barrier under new siding.	1460	36 Units 9- buildings \$35,000 per building	\$252,000				
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Replace windows and screens with dual pane thermal type	1460	36 Units	\$144,000				
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Selectively replace roofing, gutters and downspouts	1460	11 units\ 9 buildings	\$50,000				
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Repair, replace or powerwash damaged and unsightly masonry	1460	1 property	\$39,158				
AMP IL-090-001 (Indian Trail)	Dwelling Unit - Install storm doors (front and rear) of all units	1460	36 units	\$36,000				
AMP IL-090-001 (Indian Trail)	Upgrade attic insulation	1460	36 units	0				
AMP IL-090-001 (Indian Trail)	Provide whole house fan in attic area	1460	36 units	0				
AMP IL-090-001 (Indian Trail)	Provide energy efficient instantantaneous water heaters for each unit	1460	36 units	0				
AMP IL-090-001 (Indian Trail)	Provide and install a separate gas meter for each unit	1460	36 units	0				

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P090501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 21) ³	\$220,000	\$0	\$0	\$0
3	1408 Management Improvements	\$30,000	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$110,817	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$40,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$592,361	\$0	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$45,000	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$65,000	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$5,000	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0

¹ To be completed for the Performance and Evaluation Report.

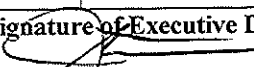
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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

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

Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P090501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,108,178	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
Signature of Executive Director 		Date 10/9/09		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.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Aurora Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P090501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP IL-090-001 Eastwood & Southwind	Architectural/Engineering Fees Design and Construction Management	1430	2 properties\ 92 units	\$40,000				
Eastwood & Southwind	Sitework - Repair sidewalks and parking lot asphalt surface, replace damaged stoops and install buffalo boxes level with existing gradient	1450	2 properties\ 92 units	\$50,000				
Eastwood & Southwind	Sitework - General landscaping, grade site areas to promote better water run off, install storm drains as needed to promote proper drainage	1450	2 properties\ 92 units	\$50,000				
Eastwood & Southwind	Sitework - Upgrade signage at buildings, grounds, parking areas	1450	2 properties	\$5,000				
Eastwood & Southwind	Dwelling Units - Remove stone siding material. Repair substrate as needed. provide insulation and vapor barrier. Provide and install Replace siding	1460	43 Buildings\ 92 units	\$153,589				
AMP IL-090-001 Indian, Eastwood, Southwind, Jericho Circle & Scattered Sites	Asbestos abatement and comprehensive modernization, General physical improvements to dwelling units and structures	1460	337 units	\$150,000				
AMP IL-090-002 Maple Terrace, Centennial House & Centennial House	Architectural/Engineering Fees Design and Construction Management	1430	4 Buildings\ 314 units	\$10,000				

Annex.							
AMP IL-090-002 Maple Terrace, Centennial House & Centennial House Annex.	Sitework - General landscaping - grading work as required to improve site drainage	1450	4 Buildings\ 314 units	\$10,000			
AMP IL-090-002 Maple Terrace, Centennial House & Centennial House Annex.	Dwelling Units - General physical improvements	1460	4 Buildings\ 315 units	85,772			
Authority Wide	Operations	1406	1 Year	\$220,000			
	Management Improvements - Staff training, software system update and computer system update	1408	1 Year	\$ 85,000			
	CFP Administration	1410	2 Years	\$110,817			
	Reduce vacancies	1460	1 Year	\$ 10,000			
	Dwelling Equipment - Nonexpendable	1465.1	2 Years	\$ 50,000			
	Nondwelling Equipment	1475	2 Years	\$ 75,000			
	Relocation	1495.1	2 Years	\$ 3,000			
Total:							

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² To be completed for the Performance and Evaluation Report.

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Aurora Housing Authority

Grant Type and Number

Capital Fund Program Grant No: IL06P090501-09

Federal FFY of Grant: 2009

		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	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program	
PHA Name: Aurora Housing Authority	Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP IL-090-001 (Eastwood)					
A/E Fees - BLI 1430	9/14/2011		9/14/2013		
Sitework - BLI 1450	9/14/2011		9/14/2013		
Dwelling Units - BLI 1460	9/14/2011		9/14/2013		
Authority-Wide					
Operations - BLI 1406	9/14/2011		9/14/2013		
Mgt. Imp. - BLI 1408	9/14/2011		9/14/2013		
CFP Admin - BLI 1410	9/14/2011		9/14 /2013		

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

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