

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Aurora Housing Authority</u> PHA Code: <u>IL06-P090</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4-1-2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 652 Number of HCV units: 800																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. NO CHANGE SINCE LAST YEAR'S APPROVED 5-YEAR PLAN																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next year: <p style="text-align: center;">Our mission is to provide housing assistance for the citizens of Aurora with understanding, respect and professionalism</p>																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">NO CHANGE SINCE LAST YEAR'S PLAN</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: AHA Procurement Policy – See Attachment H (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements: <p style="text-align: center;">The public may view the 2011 Annual Plan at the AHA Central Office location, 1630 West Plum Street, Aurora, IL 60506</p>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <p style="text-align: center;">See Attachment D</p>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attachment A																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment I																										
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. NO CHANGE SINCE LAST YEAR'S Capital Fund Program Five-Year Action Plan.																										
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. NO CHANGE SINCE LAST YEAR'S PLAN																										
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. NO CHANGE SINCE LAST YEAR'S PLAN																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. NO CHANGE SINCE LAST YEAR'S PLAN</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. NO CHANGE SINCE LAST YEAR'S PLAN</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" NO CHANGE SINCE LAST YEAR'S PLAN</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

See Attachment B - Plan Elements - Below

Attachment B - Plan Elements

Aurora Housing Authority # IL090	Aurora Housing Authority	Fiscal Year Begin Date 04-01-2011
Item #	Plan Element	Plan Element Changes
1	Eligibility, Selection and Admissions Policies including Deconcentration and Waiting List Procedures.	No Change since Last Year's Plan
2	Financial Resources	Included in Annual Plan Documents
3	Rent Determination	No Change since Last Year's Plan
4	Operation and Management	No Change since Last Year's Plan
5	Grievance Procedures	No Change since Last Year's Plan
6	Designated Housing for Elderly and Disabled Families, Mixed Finance, Development, Demolition and/or Disposition, Conversion of Public Housing and Project-based Vouchers.	Included in Annual Plan Documents
7	Community Service and Self-Sufficiency	No Change since Last Year's Plan
8	Safety and Crime Prevention	No Change since Last Year's Plan
9	Pet Policy	No Change since Last Year's Plan
10	Civil Rights Certification	No Change since Last Year's Plan
11	Fiscal Year Audit	See Attachment C
12	Asset Management	No Change since Last Year's Plan
13	Violence Against Women Act (VAWA)	Included in Annual Plan Documents
14	Carbon Monoxide Detector Act	Included in Annual Plan Documents
15	2011 Capital Fund Annual Statement	See Attachment A
16	Revised AHA Procurement Policy	See Attachment D
17	Capital Fund Annual Performance & Evaluation Reports	See Attachment E
18	Public Hearing Comments	Included in Annual Plan Documents
19	Resident Advisory Board List & Comments	Included in Annual Plan Documents
20	Required Certifications	See Attachment F
21	Elements of the Annual Plan	See Attachment B

Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund AMP1	\$1,600,000	
b) Public Housing Operating Fund AMP2	\$ 900,000	
c) Public Housing Capital Fund	\$1,107,984	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition	0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,200,000	
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)		
CF501-09 (9-14-11 obligation end date)	\$ 654,527	
CF501-10	\$1,107,984	
3. Public Housing Dwelling Rental Income		
AMP 1	\$ 375,000	
AMP2	\$ 600,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$13,545,495	

Elderly Designation, Mixed Finance, Development, Demolition and/or Disposition, Conversion of Public Housing and Project-based Vouchers.

1. The Aurora Housing Authority (AHA) is in the process of preparing a Disposition Plan, which will be submitted to the HUD Special Applications Center (SAC). This plan proposes to dispose of three (3) properties, which contain four (4) housing units (2 single family and 1 duplex unit). This disposition application will be submitted to HUD SAC after all of the requirements for the plan are met.
2. The AHA has received approval from HUD SAC on September 7, 2010, to demolish the Jericho Circle Complex family site (AMP 1 with 146 housing units). There are no plans to begin any redevelopment at this time. The AHA will be working with a Development partner, the City of Aurora and other Stakeholders (Jericho Circle residents, Kane County, Aurora Township, Aurora West Side School District 129, Community Contacts, Family Counseling Services, Association for Individual Development, Mutual Ground, Hesed House, Senior Services Associates, YMCA/YWCA, Community Referral Service, Visiting Nurses Association, Kane Kendall Mental Health Center, Riverwoods, local neighbors within 1500 feet of the site, SWNA community group and other stakeholders) to determine what type of redevelopment of the site is most appropriate with current housing market conditions. The AHA must relocate 93 families in place at Jericho Circle before any demolition work may begin. The AHA applied for 93 Section 8 Housing Choice Vouchers from HUD, which will be used for relocation purposes. The successful relocation of all residents residing at Jericho Circle is the first priority at this time.
3. The AHA plans to submit a demolition plan for the Maple Terrace Elderly Complex (AMP 2 with 187 units) at some time in the future. There are many reasons for the demolition of Maple Terrace that include the age of the building (obsolete and difficult to maintain units), substandard living conditions due to limitation of common space, a change in the neighborhood so the buildings is no longer conducive to residential use and unsafe conditions at times due to the presence of non-tenants that congregate in the buildings (do to conditions in the surrounding area).
4. The AHA will be 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 to submit 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.

5. 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. This conversion plan may also include the Southwind housing complex. There may also be a disposition plan submitted to HUD SAC to dispose of some scattered site units as needed.

Certification of Domestic Violence, Dating or Stalking

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. Services include:

- professional staff available 24 hours a day;
- specialized support services;
- thirty-two bed capacity; and
- 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 and 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. Services include 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. Services include 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 and 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; and
- 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; and
- 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; and
- 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: Sexual Assault:
Hotline 630.897.0080 Hotline 630.897.8383
Office 630.897.0084 Office 630.897.8989
FAX (all) 630.897.3536

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

NOTICE IMPORTANT RESIDENT

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.

**Aurora Housing Authority
Resident Advisory Board
Recommendations, Suggestions and Comments**

Mary McEntee:

1. Replace the windows in 1630 & 1640 West Plum Street; and
2. Replace or upgrade the heating system in 1630 & 1640 West Plum Street to provide more heat for all residents.

**Aurora Housing Authority 2011 Agency Plan
Resident Advisory Board Members**

Marilyn O'Neil
1630 West Plum Street, #104
Aurora, IL 60506

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

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

Carol Williamson
1630 West Plum Street, #230
Aurora, IL 60506
630-978-2236

Arlissa Dockery
1432 Jericho Circle Drive, Apt 44
Aurora, IL 60506

Bryant McIntyre
904 North Avenue, 317B
Aurora, IL 60505
709-4129

Brenda Fritz
207B 904 North Avenue
Aurora, IL 60505
201-1493

Mayor Tom Weisner & Bill Wiet, Assistant to the Mayor
44 East Downer Place
Aurora, IL 60507

Beatrice Torres, Asst. Chief of Staff
Mayor's Office
44 E. Downer Place

Possible City of Aurora attendees:
Chuck Nelson, City of Aurora
Rose Burns, City of Aurora

**Aurora Housing Authority
Public Hearing
Comments and Recommendations
November 16, 2010 at 4:00 p.m.**

Public Hearing held on November 16, 2010 at 4:00 p.m. at the AHA office, 1630 West Plum Street, Aurora, IL.

1. Alderman Rick Lawrence: Demolish Jericho Circle and do not rebuild anything on the site. Redevelopment would put too much stress on the City of Aurora providing services and would negatively impact the Side School District 129.
2. Reduce the number of public housing units in the City of Aurora. Housing for low income persons should be shared by other communities in Kane County.
3. The AHA should consider the impact of public housing on Aurora residents.
4. The AHA should dispose of scattered site housing and diminish the size of public housing stock in Aurora.
5. The AHA should not be saying that there are no plans to redevelop the Jericho Circle site when Wegman Construction spoke at a meeting with residents of Jericho Circle and stated they would be the General Contractor for redevelopment of the site.
6. The AHA should have another public hearing at a more convenient time (7:00 p.m.) so more people may attend and make their comments and recommendations known
7. Any decision made by the AHA Board of Commissioners effects the City of Aurora tremendously.
8. The AHA Board should attend City Council meetings and meet with City of Aurora staff more often to discuss impending decisions before they act on them.
9. Jericho Circle causes a drain on police services from other areas of the City because officers must respond to multiple calls at Jericho Circle.
10. Aurora has enough public housing units. The burden should be shared with other locals in the area (i.e., Yorkville, Geneva and Naperville).

1. Beatrice Torres, assistant chief of staff to Mayor Tom Weisner: The Mayor is opposed to warehousing people. We need to give residents vouchers and let them chose where to live. Will provide copy of written statement for inclusion in the Annual Plan.

1. Martha & Robert Jelinski: Public hearings should be held at a more convenient time (7:00 p.m.) so more people may attend and make their comments and recommendations known
2. Residents of Jericho Circle have a great impact on West Aurora schools and on police services. Jericho Circle should be demolished and no low income housing build there.

1. Ray C. Anderson: Low income residents at Jericho Circle cause a negative impact on West Aurora Schools and City of Aurora services.
2. The AHA should eliminate Jericho Circle and not redevelop the site.

1. Randolph Smith: The AHA should schedule Section 8 property inspections at the same time the City of Aurora schedules rental licensing inspections. It would save time and resources.

1. Meloyne Wimbley: The AHA should make improvements at the Eastwood public housing site similar to improvements made at the Southwind public housing site.
2. The AHA should replace the windows and doors at Eastwood for better energy efficiency.
3. Who made the decision to install individual gas meters at Eastwood?
4. Will the AHA help Eastwood residents to understand how to pay their gas bills once all gas meters are installed?
5. When will additional modernization improvements be made at Eastwood?

1. Karen Christensen, Manager of Neighborhood Redevelopment: Does the Housing Authority have to follow federal procurement rules for the Jericho Circle project? Answer: Yes
2. Are you bound by 24CFR Part 84 or 24CFR Part 85? Answer: Yes
3. What is the deadline for submitting public comments on your Annual Plan? Answer: January 17, 2011
4. Is the Housing Authority compiling a list of addresses (rental units) where residents might relocate from Jericho Circle? Answer: Yes
5. Was a market study done to establish the feasibility of a mixed-income project to replace Jericho Circle? Answer: Yes
6. If a private developer is going to build the “new” Jericho Circle project, what happens if the developer is unable to obtain financing for the project? Answer: If the AHA proceeds with the redevelopment of the Jericho Circle site using a private developer, they will keep searching for funding sources until such resources are secured.

**Aurora Housing Authority (“AHA”)
Public Hearing
Comments and Recommendations
Public Hearing held on December 6, 2010 at 7:00 p.m.**

Public Hearing held on December 6, 2010 at 7:00 p.m. at the AHA office, 1630 W. Plum Street, Aurora IL 60506.

1. Suzanne Klimacek- Suggested changing the redevelopment plan to a different model.
2. Fran Shaw- These types of models have not worked with low-income all in one development.
3. Sabrina Carvell-Expressed concern over issuance of the Vouchers being held up or stopped due to the City not being on board with the plan.
4. Arlissa Dockery- Recommended that the City and the AHA need to get together and cooperate in order to avoid putting the residents in jeopardy of not receiving their vouchers.
5. Sheila Flaherty- Suggested that the plan be changed to scattered site housing.
6. Junia Weeks- Expressed the need to modernize the Eastwood site and reported the need for weatherization improvements in the future.

7. Dana Malone- Stated that it is unethical to continue housing Jericho Circle residents at the blighted site and had concerns for the children.

8. Ray Anderson- Had concerns regarding the structure, redesign and density of the new redevelopment plan.

9. Hal BeeBee- Expressed concerns regarding the density of the redevelopment.

10. Mike Berry- Wants the redevelopment, lenders, and other participants held to the same city standards as everyone else and questioned whether the developer under contract is union.

11. Emery Norman- Read and discussed the Mayor's letter and opposition statement regarding the AHA 2011 Agency Plan.

- Public Housing sites lack quality of life and public safety
- Residents would be better served by receiving vouchers
- Mixed-income housing sometimes succeeds in high density urban centers with public transportation and available employment
- 48% of Aurora's housing stock is affordable
- The AHA Agency Plan does not meet the City's own housing priority needs
- Future efforts should focus on filling currently vacant units and ensuring existing affordable housing in Aurora remains in decent, safe, and livable condition.
- Aurora will likely continue to absorb the majority of lower-income housing in the region, increasing pressures on our schools and city services reducing pressure on surrounding cities to do their share

12. Alderman, Rick Lawrence- The Mayor's analysis is correct based on the AHA's track record. Decisions will be made by the City, the Mayor, and the school district regarding the Plan including rebuilding at the Jericho Circle site. The AHA has completely disregarded the impact on the school district and over 400 children. The AHA has not kept the City, the school district, nor the citizens apprised of their plans.

- The market does not demand more affordable housing
- The AHA needs to reduce the size of its operation
- Demolish Jericho Circle
- Focus on other demanding issues
- Do not rebuild
- The City wants the scattered sites sold.
- Aurora has already provided for the poor
- The City does not support the AHA's 2011 Plan

13. Beatrice Torres, Assistant Chief of Staff to Mayor, Tom Weiner- Approval of the AHA Plan and the issuance of the Vouchers are two separate issues. The City does not want to hold up the issuance of the Vouchers. She suggested that the AHA and concerned residents contact HUD with questions regarding the issuance of the Vouchers.

14. Meloyne Wimbley- The AHA should make improvements at the Eastwood site.

15. Jocelyn Rayford- Expressed concern over the living situation at Jericho Circle

Letter from John Voelker supporting the position articulated by Alderman Rick Lawrence and Mayor Tom Weisner (at the Public Hearing) regarding plans for the Jericho Circle site.

CONTINUED ON NEXT 4 PAGES



City of Aurora

Mayor's Office • 44 J. Downer Place • Aurora, Illinois 60507-2087
Phone (630) 258-3010 • Fax (630) 258-3019

Thomas J. Wiseman
Mayor

December 2, 2010

Dear Neighborhood Leader,

The Aurora Housing Authority has scheduled a public hearing, which will take place at the AHA office at 1630 W. Plum Street, Aurora, IL 60506 on Monday, December 6, 2010 at 7:00pm. This public hearing has been so scheduled for residents to comment on the Housing Authority's 2011 Agency Plan, which includes the plans to redevelop Jericha Circle. I strongly encourage you to take advantage of this opportunity to express your opinions on the plans being proposed.

There has been opposition of the Housing Authority's 2011 Agency Plan for the reasons listed below.

- The Housing Authority has constructed two previous public housing facilities on this site - both conspicuous for their lack of quality of life and public safety. Now, AHA is proposing a third low-income housing project on the same site. AHA has failed to learn from experiences that subsidizing low-income families helps no one, including those families. They would be better served by receiving vouchers that would allow them to rent market housing in Aurora or elsewhere.
- The so-called "mixed-use" housing project proposed by AHA is a type of housing that sometimes succeeds in high-density urban centers with high levels of public transportation and available employment. The Jericha Circle site had neither of the features.
- The Housing Authority's Agency Plan does not meet the City's own housing priority needs for the City.
- According to reports, our City could be in danger of becoming out of balance with its existing housing stock. Currently, 68% of our housing stock is considered affordable.
- Given the economy, the housing crisis, the fact that Aurora is the second largest city in Illinois and has the second largest increases in Illinois, our future efforts should focus on filling currently vacant units and further revitalizing our established neighborhoods. Our future efforts should also focus on making sure existing affordable housing in Aurora remains in decent, safe and livable condition.
- If current trends continue, Aurora will likely continue to absorb the majority of lower-income housing in the region, increasing pressures on our schools and city services while reducing pressure on the surrounding cities to provide adequate housing for people of all income levels.

- Aurora is known as one of the most affordable places to live in the Fox Valley and western Chicago suburbs. There is proportionately more affordable housing in this city, than in practically any other jurisdiction in the region.

This is your opportunity to express your opinions on the proposed Jericho Circle redevelopment. Please plan to attend the public hearing and voice your opinions on Monday, December 6, 2010 at 7:00pm.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Wainner". The signature is written in a cursive style with a large, sweeping initial "T".

Mayor Tom Wainner



City of Aurora

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Thomas J. Weisner
Mayor

December 17, 2010

Dear AHA,

It appears that some Jericho Circle residents, eager to move to other accommodations, are concerned that any position against redevelopment of the Jericho Circle site for low-income housing may inhibit the demolition of Jericho Circle, thus keeping current residents from moving.

A letter from Tamara Gray from HUD's Office of Public Housing to the Aurora Housing Authority, dated September 7, 2010 states:

"I am pleased to approve your request to demolish one nine-dwelling building, one 78 dwelling building containing 141 dwelling units at Jericho Circle."

"24 CFR, Part 90.311 eliminated the requirement for one-for-one replacement of public housing units. Therefore, the AHA is not required to provide for replacement housing, and the department is under no obligation to fund replacement housing."

Thus, three major points can be constructed from the September 7th letter from HUD to the Aurora Housing Authority:

1. AHA can proceed with the demolition of the Jericho Circle Complex.
2. AHA is not required to build replacement housing.
3. If the AHA chooses to build replacement housing, HUD has no obligation to pay for it.

AHA spokesman seems to be suggesting that they are obligated to build a new round of low-income housing at Jericho and that if they can't, they don't have the authority to demolish the current complex.

Nothing in the September 7th letter says that. In fact, HUD is not only telling AHA that no replacement housing is required, but that they have no intention of paying for replacement housing.

It appears that AHA's plan for a new housing complex is solely its own and that they are not being forced to rebuild by HUD after the approved demolition.

cc: [redacted]

If I am incorrect in this assessment, AHA should provide the documentation showing a HUD statement that demolition is conditioned upon a redevelopment of the site that includes low-income or public housing.

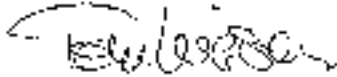
If the AHA cannot provide documentation to this effect, it should proceed with the demolition at a time considered appropriate not only by the AHA, but by School District 129 and others. It should also honor its commitment to HUD relative to relocation and the dollars pledged to support relocation.

Forty-eight (49%) of Aurora's housing is considered affordable. Given that much of this housing is opened and available, there is no persuasive reason to support more such housing in Aurora. Indeed, other communities with a dearth of such housing should do their share.

As I have stated previously, public housing complexes are an unbranded and generally discredited means of housing low-income families. Providing vouchers allowing low-income families to rent already existing housing in Aurora or elsewhere will provide better quality of life for the family and less financial strain on a particular school district or municipality.

Aurora currently has the lowest number of HUD housing vouchers distributed per unit of population among all the major cities in Illinois, which include Rockford, Elgin, Joliet, etc. HUD should make a greater number of vouchers available for the Aurora Area, thereby making discussion of a new complex at Jericho absolutely unnecessary.

Very truly yours,



Tom Welner
Mayor, City of Aurora

Attachment B - Plan Elements

Aurora Housing Authority # IL090		Aurora Housing Authority	Fiscal Year Begin Date 04-01-2011
Item #	Plan Element	Plan Element Changes	
1	Eligibility, Selection and Admissions Policies including Deconcentration and Waiting List Procedures.	No Change since Last Year's Plan	
2	Financial Resources	Included in Annual Plan Documents	
3	Rent Determination	No Change since Last Year's Plan	
4	Operation and Management	No Change since Last Year's Plan	
5	Grievance Procedures	No Change since Last Year's Plan	
6	Designated Housing for Elderly and Disabled Families, Mixed Finance, Development, Demolition and/or Disposition, Conversion of Public Housing and Project-based Vouchers.	Included in Annual Plan Documents	
7	Community Service and Self-Sufficiency	No Change since Last Year's Plan	
8	Safety and Crime Prevention	No Change since Last Year's Plan	
9	Pet Policy	No Change since Last Year's Plan	
10	Civil Rights Certification	No Change since Last Year's Plan	
11	Fiscal Year Audit	See Attachment C	
12	Asset Management	No Change since Last Year's Plan	
13	Violence Against Women Act (VAWA)	Included in Annual Plan Documents	
14	Carbon Monoxide Detector Act	Included in Annual Plan Documents	
15	2011 Capital Fund Annual Statement	See Attachment A	
16	Revised AHA Procurement Policy	See Attachment D	
17	Capital Fund Annual Performance & Evaluation Reports	See Attachment E	
18	Public Hearing Comments	Included in Annual Plan Documents	
19	Resident Advisory Board Comments	Included in Annual Plan Documents	
20	Required Certifications	See Attachment F	
21	Plan Elements	See Attachment B	