PHA 5-Year and Annual Plan

1.0	PHA Information PHA Name: Aurora Housing Authority PHA Code: IL06-P090 PHA Type: Small High Performing Image: Standard PHA Fiscal Year Beginning: (MM/YYYY): 04-01-2012 HCV (Section 8)									
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: 893									
3.0	Submission Type 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only									
4.0	PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)									
		DILA		Due survey Net in the	No. of Unit	ts in Each				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	Program PH	HCV				
	PHA 1:				PH	HUV				
	PHA 2:									
5.0	PHA 3:	1 . 5 . 7								
5.0	5-Year Plan. Complete items 5.1 and 5.2 or	ily at 5-Year	Plan update. NO CHANGE SIN	CE 2010 APPROVED 5	YEAR PLAN					
5.1	Mission. State the PHA's Mission for servi	ng the needs	of low-income, very low-income	and extremely low-income fa	amilies in the Pl	HA's				
	Jurisdiction for the next five years:									
	Our missi		vide housing assistance for							
		with unde	rstanding, respect and prof	essionalism						
5.2	with understanding, respect and professionalism 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. 1. PHA Goal: Expand the supply of assisted housing by:									
6.0	 PHA Plan Update (a) Identify all PHA Plan elements that hav PHA Annual Plan Elements: a. 2012 Annual Plan (form HUD – 500 b. 2012 Annual Statement (form HUD) c. Capital Fund Program P090-501-08 d. Fiscal Audit Findings – See Fiscal A (b) Identify the specific location(s) where the elements, see Section 6.0 of the instruction location, 1630 West Plum Street, Auromay also view the draft version of the beaccepted until 5:00 PM on December 	075); -50075.1) Se 5, 501-09, S09 Audit finding ne public may fons. The pub fora, IL 6050 2012 Annual	e Attachment A; and 0-501-09, 501-10 & 501-11 Per s and responses in the Fiscal A obtain copies of the 5-Year and lic may view the draft version 6, Monday through Friday, 8:3 Plan at the AHA website: www	formance and Evaluation R udit section on page 12 of 3 Annual PHA Plan. For a cor of the 2012 Annual Plan at t 60 AM to 4:00 PM (regular of	and Attachment mplete list of PH he AHA Centra office hours). T	nt B. IA Plan al Office `he public				

	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
	 The Aurora Housing Authority (AHA) currently has a Disposition Plan to sell three properties containing four units awaiting approval from the HUD Special Applications Center (SAC). Once the plan is approved the AHA plans to sell the units and relocate any residents still in place using a Tenant Protection HCV. This plan only involves part of the development and it is anticipated that no activity will begin until HUD approval is received (2011 or 2012 and ending by the end of 2013).
-	2. The AHA received HUD approval to demolish the Jericho Circle site on September 7, 2010. Residents from Jericho Circle are currently being relocated utilizing Tenant Protection Vouchers. It is anticipated that the Jericho Circle site will be totally vacated by mid-2012 after which time the current structures will be demolished with the exception of the Community Center building. After the site is demolished, the AHA will prepare and submit a disposition plan to HUD SAC. Once the disposition plan is approved, the AHA intends to redevelop the site into a new mixed income community in partnership with a private developer to provide affordable fair housing opportunities for very low and low income residents. Displaced Jericho Circle residents will retain the right to return to the new development if they meet all eligibility requirements. The AHA submitted a pre-application to the Illinois Housing Development Authority (IHDA) for low-income housing tax credit (LIHTC) funding for redevelopment activities on September 22, 2011. That pre-application was approved by IHDA through its Preliminary Project Assessment (PPA) process. The AHA submitted a full LIHTC application on December 19, 2011. Notification of award status from IHDA is anticipated in February 2012.
7.0	3. The AHA plans on submitting a demolition plan for Maple Terrace Elderly Complex AMP 2 which has 187 units. Once HUD SAC approval is received, residents will be relocated using Tenant Protection HCV's. When the site is fully vacated, the property will be demolished. Once the site is approved for demolition, a plan for the best reuse of the current site will be developed. It is hoped that the site will be redeveloped to provide housing for the elderly only and/or persons with disabilities and special needs. The AHA will work in partnership with the City of Aurora, appropriate community service agencies, stakeholders and developers to determine the best and highest value use of the site.
	4. The AHA may select properties in the future to be converted from public housing units to Section 8 Program Project Based Vouchers (PBV's) - up to a maximum 20% budget authority. One possibility is the Southwind complex. Southwind has thirty fours units located on the southeast of Aurora. Conversion of scattered site single family homes at some time in the future may also be considered. All properties are in AMP 1. If this option is considered, a thorough feasibility analysis will be conducted to determine the viability of the option. Additionally, scattered site units that are identified as cost prohibitive to maintain, may be proposed to HUD SAC under a disposition plan to be disposed of for fair market value. Sales proceeds from non-viable units will be used to maintain other public housing units.
	5. The AHA may decide to set aside up to a maximum 20% budget authority for Section 8 Project Based Vouchers (PBV's) to be utilized in conjunction with a yet to be constructed affordable housing development which will include housing opportunities for very low and low income residents to promote further affirmative fair housing in Aurora. The AHA will not commit PBV's until it has followed the proposal selection requirements defined in 24 CFR 983.5 (1) (b).
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
0.0	Please see Attachment IL090Av01
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. Please see Attachment IL090Cv01
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, 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 SINCE2 0 1 0 Capital Fund Program Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). 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 HIOUSING NEEEDS LISTED BELOW
0.1	
9.1	

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.

(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-

Additional Information. Describe the following, as well as any additional information HUD has requested.

Year Plan. AHA Goal: Expand the supply of assisted housing: The AHA has reduced public housing vacancies by decreasing vacant unit turnaround time and filling units as quickly as they become available for occupancy.

AHA Goal: Improve the quality of assisted housing: The AHA has improved public housing management, increased customer satisfaction and renovated and modernized public housing units in a timely manner and met all modernization schedules on an annual basis.

AHA Goal: Increase HCV assisted housing choices: The AHA has provided voucher mobility counseling to participants at time of issuance of a voucher and conducted outreach efforts to potential voucher landlords by conducting landlord seminars to inform local landlords about the Section 8 Voucher Program on an annual basis or as needed to increase landlord participation.

AHA Goal: Improve community quality of life, economic vitality and an improved living environment: The AHA has strived to meet this goal by providing an improved living environment for residents by working 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. The AHA has strived to make sites safer so AHA residents feel more comfortable working.

AHA Goal: Ensure Equal Opportunity in Housing for all Americans: The AHA has worked to ensure equal opportunity and affirmatively further fair housing by undertaking 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 landlord that does not provide Equal Opportunity in Housing for all Americans. The AHA has worked to ensure 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 will report any landlord that does not provide Equal Opportunity in Housing for all Americans.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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.

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.

A brief description of the management structure and organization of the AHA:

The Aurora Housing Authority has a seven member Board of Commissioners appointed by the Mayor of Aurora to five year terms. The Housing Authority is headed by the Executive Director. There are three department heads (Director of Operations, Director of Development and Director of Maintenance). The AHA has a total staff of thirty seven (37).

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 (g) Challenged Elements
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

	al Resources:	
Planned So	ources and Uses	
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund AMP1	\$1,534,500	
b) Public Housing Operating Fund AMP2	\$ 867,600	
c) Public Housing Capital Fund	\$ 967,293	
d) HOPE VI Revitalization	0	
e) HOPE VI Demolition		
 f) Annual Contributions for Section 8 Tenant-Based Assistance 	\$ 5,656,500	
 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 501-10 (as of 10-25-10)	\$ 471,273.70	CF Eligible Items
CF 501-11 (as of 10-25-10)	\$ 967,293	CF Eligible Items
3. Public Housing Dwelling Rental Income		
AMP 1	\$ 275,000	PH Eligible Items
AMP2	\$ 490,000	PH Eligible Items
4. Other income (list below)		
4. Non-federal sources (list below)	0	
Total resources	\$ 11,229,459.70	

Public Housing Program

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Locatio n
Income <= 30% of AMI	1,023 88%						
Income >30% but <=50% of AMI	123 11%						
Income >50% but <80% of AMI	18 1%						
Elderly	28 2.4%						
Families with Disabilities	133 11.43%						
Race/Ethnicity B/AA	838 71.99%						
Race/Ethnicity White	290 24.91%						
Race/Ethnicity Hispanic/Latino	166 14.26%						
Race/Ethnicity Not Assigned	9 0.77%						
Race/Ethnicity Asian	16 1.3%						
Race/Ethnicity American Indian/ Alaska Native	11 0.95%						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

	Consolidated Plan of the Jurisdiction/s
	Indicate year: 2000
	U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
	American Housing Survey data
	Indicate year:
\boxtimes	Other housing market study
	Indicate year: 2011 AHA Waiting List
	Other sources: (list and indicate year of information)

Section 8 Program

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Locatio n
Income <= 30% of AMI	595 92%						
Income >30% but <=50% of AMI	48 7%						
Income >50% but <80% of AMI	5 1%						
Elderly	5 0.77%						
Families with Disabilities	26 4.01%						

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Locatio n
Race/Ethnicity B/AA	311 47.99%						
Race/Ethnicity White	52 8.02%						
Race/Ethnicity Hispanic/Latino	29 4.48%						
Race/Ethnicity Not Assigned	283 43.67%						
Race/Ethnicity Asian	1 0.15%						
Race/Ethnicity American Indian/ Alaska Native	1 0.15%						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

	Consolidated Plan of the Jurisdiction/s
	Indicate year: 2000
	U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
	American Housing Survey data
	Indicate year:
\boxtimes	Other housing market study
	Indicate year: 2011 AHA Waiting List
	Other sources: (list and indicate year of information)

C. Strategy for Addressing Housing Needs

(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 units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply



- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

\boxtimes	
\square	

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing Select all that apply

- \boxtimes Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- \square Market the section 8 program to owners outside of areas of poverty /minority concentrations

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- \boxtimes Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- \boxtimes Market the section 8 program to owners outside of areas of poverty /minority concentrations

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

Management and Maintenance Policies - No Revisions From Prior Year

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 (Including Rent Determination Policy).
 - 2. Public Housing Lease.
 - 3. Routine and Preventative Maintenance Policy.
 - 4. Pest Control Policy (includes cockroach extermination).
- (2) Section 8 Management: (list below)
 - 1. AHA Section 8 Administrative Plan.
 - 2. HAP Contract.

Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

The AHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions

MINIMUM RENT

a. What amount best reflects the AHA's minimum rent? (select one)

	\$0
	\$1-\$25
\boxtimes	\$26-\$50

b. 🖂 Yes 🗌 No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The AHA has set the minimum rent at \$50.00. However if the family requests a hardship exemption, the AHA will immediately suspend the minimum rent for the family until the AHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

- 1. When the family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program;
- 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
- 4. When the family has an increase in expenses because of changed circumstances, for medical costs, child care, transportation, education, or similar items;
- 5. When a death has occurred in the family.
- B. There is no minimum rent hardship exception if the hardship is determined temporary. The AHA may request reasonable documentation of hardship circumstances. If the AHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the AHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 days from the date of the family=s request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The AHA will offer a reasonable repayment agreement, however, the family cannot be evicted for non-payment of rent due to the minimum rent hardship.
- D. Long-term hardship. If the AHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. This is done retroactively to the date of the family=s request for an exception.
- E. The new minimum rent policies are retroactive to the effective date of the Quality Housing and Work Responsibility Act of October 21, 1998. If a tenant in occupancy has qualified for one of the mandatory hardship exceptions since October 21, 1998 and was charged a minimum rent, the AHA will make arrangement to reimburse the tenant the overpayment in an equitable manner.
- F. Appeals. The family may use the grievance procedure to appeal the AHA=s determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.
- C. Rents set at less than 30% than adjusted income

Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? NO

CONTINUED OCCUPANCY AND COMMUNITY SERVICE

14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement

14.2 EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary care giver for someone who is blind or disabled
- D. Family members engaged in work activity as defined in Section 407(d) of the Social Security Act (42 U.S.C. 607(d) as in effect on and after July 1, 1997
- E. Family members who are exempt from work activity under Part A Title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under Part A Title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

14.3 NOTIFICATION OF THE REQUIREMENT

The AHA shall identify all adult family members who are apparently not exempt from the community service requirement.

The AHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The AHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The AHA will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the AHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the AHA will do the following:

- A. Provide a list of volunteer opportunities to the family members (by phone, in person, etc.)
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a self certification form listing agencies and the dates and times of volunteering/working.
- D. At the time of the family's next lease anniversary date or recertification, the family will meet with their Property Manager, review each applicable family member's community service time sheet and determine if each applicable adult family member is in compliance with the community service requirements.

14.6 NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The AHA will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

14.7 OPPORTUNITY FOR CURE

The AHA will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree(s) to enter into an economic self-sufficiency program or agree(s) to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, the AHA shall take action to terminate the lease.

PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes 🛛 No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

- 2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
 - PHA main administrative office
- Other (list below)

AHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements: The AHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services. The date that agreement was signed is 06-14-2002.

2. Other coordination efforts between the AHA and TANF agency include Client referrals and information sharing regarding mutual clients (for rent determinations and otherwise)

Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? None

b. Economic and Social self-sufficiency programs

The AHA coordinates and provides the FSS Program to enhance the economic and social self-sufficiency of Section 8 Participants.

(2) Family Self Sufficiency program/s

a. Participation Description

	Family Self Sufficiency (FSS) Participation							
Program	Requ	ired Number of Participants	Actual Number of Participants					
	(9	start of FY 2005 Estimate)	(As of: DD/MM/YY)					
Public Housing None			None					
Section 8	34		10-18-11: 13 participants – are currently participating in the					
			FSS Program (maintaining the minimum program size required					
			by HUD). 23 Participants have graduated to date = 34 original					
			slots + 2 additional slots filled at this time					

It is possible that the AHA may attempt to provide an FSS program for public housing residents at some time in the future. This would require FSS program approval by the AHA Board of Commissioners and grant financial assistance to cover the cost of an FSS case manager.

The FSS program would offer case management services to help participants pursue and maintain employment and financial independence. Participants would meet with an FSS case manager to discuss the goals they have for achieving self-sufficiency. With the case manager, participants would develop an Individual Training and Services Plan. The Individual Plan would detail what the participant wants to do and how they will achieve their goals. This program would assist families receiving federal rental assistance to move towards economic independence so they are eventually free of any governmental assistance.

An incentive component of the program includes an escrow savings account into which the AHA deposits a portion of the increased rental charges that a family pays as its income from earnings rise. Families that successfully complete the FSS program by reaching their goals, may graduate from the program and withdraw the funds from the FSS escrow account after the successful completion of their five-year contract. Families would not have to give up their public housing assistance to complete the program and withdraw the escrow money.

FSS workshops would focus on aspects of self-sufficiency that include:

- Financial assistance for higher education
- Credit repair/home ownership
- Self-esteem

 \boxtimes

- Resume writing
- Parenting: family communication
- Stress management

C. Welfare Benefit Reductions

- 1. The AHA 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:
 - Adopting appropriate changes to the AHA's public housing rent determination policies and train staff to carry out those policies; Informing residents of new policy on admission and reexamination; and
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

COMPONENT 3, (6) DECONCENTRATION AND INCOME MIXING

Component 3, (6) Deconcentration and Income Mixing

a. Yes $\underline{\mathbf{X}}$ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes $\underline{\mathbf{X}}$ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments as follows: N/A

The AHA does not have any general occupancy (family) public housing developments covered by the deconcentration rule

The AHA does not have any of these covered developments that have average incomes above or below 85% to 115% of the average incomes of all such developments.

AHA ACOP: 10.4 DECONCENTRATION POLICY

It is AHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, the AHA will skip families on the waiting list to reach other families with a lower or higher income. The AHA will accomplish this in a uniform and non-discriminatory manner.

The AHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the AHA will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which the AHA developments are located, and the income levels of the families on the waiting list. Based on this analysis, the AHA will determine the level of marketing strategies and deconcentration incentives it will implement.

AHA ACOP: 10.5 DECONCENTRATION INCENTIVES

The AHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. 🖂	Yes 🗌 No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1	437c(h))?
	(If no, skip to component 17.)	

- 2. \boxtimes Yes \square No: Was the most recent fiscal audit submitted to HUD?
- 3. \square Yes \square No: Were there any findings as the result of that audit? <u>Findings listed below:</u>

AURORA HOUSING AUTHORITY Aurora, Illinois SCHEDULE OF FINDINGS AND QUESTIONED COSTS- Continued YEAR ENDED MARCH 31, 2011

Section II - Financial Statement Findings

Requirement:	There should be a separation of functions necessary to assure adequate internal control.
Condition:	The size of the Housing Authority and the limited number of employees results in certain limitations in the internal accounting controls, specifically controls surrounding cash receipts, cash disbursements, payroll, and journal entry review.
Questioned Cost:	Not applicable.
Effect:	The Housing Authority could have misappropriation of assets, incorrect payroll disbursements and supporting documents, and incorrect journal entries posted to their accounts. These deficiencies result in the possibility that errors or irregularities can exist and not be detected by the Housing Authority's internal control.
Recommendation:	The Housing Authority should segregate the functions between more employees, and put controls in place so that the accounting functions can be reviewed by someone other than the person recording them.
recording them. In a	During fiscal year ending March 31, 2011, the Housing Authority implemented several changes in procedures to segregate tore employees. As suggested, cash receipts and cash disbursements are being reviewed by someone other than the person addition, payroll functions have been outsourced and the processing and review of the payroll are now completed by different ess is now being put in place to ensure that all manual journal entries are reviewed by someone other than the person recording
Section III - Federal Item 11-2 - Section	and State Award Findings and Questioned Costs 3 Reporting
Program:	Public and Indian Housing, Capital Funds
Requirement: recipient must submi	For each Public and Indian housing grant that involves development, operating, or modernization assistance, the prime it a Section 3 Summary Report.
Condition:	The Housing Authority did not submit a Section 3 summary during the current fiscal year.
Questioned Cost:	Not applicable.
Effect:	HUD did not receive information regarding the Housing Authority's efforts to comply with statutory and regulatory requirement of Section 3 in its own operations and those of contractors and subcontractors.
Recommendation:	We recommend that reporting be done in accordance with HUD regulations.
	In order to assure timely submission of the Section 3 report to HUD, this function is being assigned to the person responsible e Agency's Annual Plan. Beginning in 2012, the Section 3 report will be submitted in conjunction with the Annual Plan which is due to HUD in January of each year.
	as of Prior Year Findings a of Duties- repeated in 2011
4. 🛛 Yes 🗌 No:	If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?_2
5. 🛛 Yes 🗌 No:	Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. 🛛 Yes 🗌 No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock
including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization,
disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

- 2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- AMP Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

The AHA utilizes an Asset Management accounting process. AMP numbers have been assigned for all developments.

3. Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Resident Advisory Board Recommendations

- 1. X 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)
- \square Attached at Attachment (File name) Attachment IL090E Resident Advisory Board Comments Provided below:
- 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:
- \boxtimes Other: (list below)

The repair/replacement of the concrete will be performed when weather permitting (probably in the spring). Routine maintenance.

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

- 1. \Box Yes \boxtimes 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. \Box Yes \boxtimes 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. Matte Coble 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: (sele	ct	on	e)
∇Z	A	тт		

- 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
- None

Aurora Housing Authority 2012 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 322 South Lincoln Avenue Aurora, IL 60505

Mattie Coble 1430 Jericho Circle Drive, Apt. 51 Aurora, IL 60506

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

(g) Challenged Elements: See Attachment IL090G

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here) City of Aurora
- 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)

From the City of Aurora Consolidated Plan 2010 – 2014. The following information is based on the most recent Aurora Housing Authority 5-Year Public Housing Action Plan for 2008-2012.

The Aurora Housing Authority strives to serve as many extremely-low and low-income residents as possible. Due to the limited number of spaces available, no moderate-income families are eligible to receive assisted housing. There are a total of 652 housing units and 800 Section 8 vouchers in effect, and about 1,400-1,600 persons have been placed on a waiting list.

The Aurora Housing Authority (AHA) recently announced a new long-term strategy. By the summer of 2010, AHA expects to have a plan in place to demolish the Jericho Circle housing complex and relocate families currently living there. Jericho Circle will be rebuilt as a mixed-income neighborhood, with townhomes and rental units The East Side residential center, Maple Terrace, will be torn down and Centennial House will be converted to a seniors-only facility. The AHA also plans to sell its 45 scattered-site single-family homes.

Management and operation strategies involve educating and working with residents to properly upkeep each site. Many issues can be avoided through proper maintenance; thus, the AHA is working with staff and residents to promote best maintenance practices. In terms of the living environment, the same methodology applies in creating a safe and sanitary living space for all residents living at each development.

In order to promote AHA residents to become more involved in management and participate in home ownership, residents are encouraged to provide input into the Annual Plan and Capital Fund Program. Currently, the AHA does not provide any homeownership programs for its public housing residents. With respect to Section 504 Voluntary Compliance Agreements, the AHA has several units that have been modified to be ADA and H/C accessible. The AHA routinely responds to reasonable accommodation requests made by disabled residents. Efforts are put forth to modify units as needed to meet each individual request.

The City of Aurora intends to work with the Aurora Housing Authority when applicable and will have continued correspondence throughout the year. The City is aware of a plan that was submitted to HUD in 2009 by the AHA. The last approved AHA Plan dates from 2008; the link below lists the AHA approved Plan.

\boxtimes Other: (list below)

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

3. The AHA has participated in the consultation process and contributed ideas and recommendations to help develop the Consolidated Plan for the City of Aurora.

AHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
- 2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority
\boxtimes	Analysis of cost trends over time for repair of vandalism and removal of graffiti
	Resident reports
\boxtimes	PHA employee reports
\boxtimes	Police reports
	Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
	Other (describe below)

3. Which developments are most affected? (list below) None

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention Through Environmental Design (CPTED)
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below) None

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)



- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

2. Which developments are most affected? (list below)

City of Aurora Public and Assisted Housing 2010-2014 5 Year Strategic Plan

The Aurora Housing Authority provides public housing within the corporate limits of the City of Aurora. The AHA does not require financial assistance from the city to address conditions in its housing units. The City of Aurora has provided limited amounts of funding to enhance specific facilities in public housing units, e.g. playground equipment etc.

The Aurora Housing Authority verified that they have not been awarded any HOPE VI projects and they do not have any projects in development. The AHA does plan to apply for HOPE VI projects in late 2010 or early 2011. As result of having no HOPE VI projects awarded or in development currently, the AHA has had no loss in units.

Public Housing Needs and Resident Initiatives

The Aurora Housing Authority owns and operates approximately 652 public housing units at the current time, comprised of elderly and non-elderly units. These units are in various conditions of repair. The AHA has a continuing capital improvement program, and there is no need for immediate significant outside assistance. The AHA has implemented resident initiatives through its Family Self-Sufficiency Program, which currently has 13 resident participants and has approved, in principle, objectives to improve resident upward mobility, self-sufficiency, and increased employment opportunities. Transitional housing remains a public housing need.

Assisting Troubled Public Housing Agencies

The Aurora Housing Authority is not a troubled housing agency, under HUD's PHAS process.

Current Strategies

Current inventory of public housing in Aurora consists of Tax Credit programs, American Dream Down Payment assistance, Supportive Housing for the elderly, and housing provided through the Aurora Housing Authority.

The City of Aurora intends to work with the Aurora Housing Authority when applicable and will have continued correspondence throughout the year. The City is aware of a plan that was submitted to HUD in 2009 by the AHA. The last approved AHA Plan dates from 2011; the link below lists the AHA approved Plan.

Overview Of Progress In Meeting 5 Year Plan Goals

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

 \boxtimes PHA Goal: Expand the supply of assisted housing

Objectives:

- \boxtimes Apply for additional rental vouchers: The AHA applied for and received 93 Section 8 Housing Choice Vouchers to relocate residents Jericho Circle (to be demolished)
- \boxtimes Reduce public housing vacancies: The AHA has strived to reduce vacant unit turnaround time and fill units as quickly as they become available.
- \boxtimes PHA Goal: Improve the quality of assisted housing

Objectives:

- \square Improve public housing management: (PHAS score) The AHA has worked on improving agency performance in all rating categories identified annually by PHAS rating.
- Improve voucher management: (SEMAP score) 95 in FFY 2011
- \boxtimes Increase customer satisfaction: The AHA has worked on improving overall resident satisfaction with services provided identified annually by RASS rating
- \boxtimes 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.
- \boxtimes Renovate or modernize public housing units: The AHA has met proposed modernization schedules on an annual basis. Demolish or dispose of obsolete public housing: The AHA received HUD approval to demolish the Jericho Circle public housing complex. The AHA is currently relocation Jericho Circle residents.
- \boxtimes Provide replacement vouchers: The AHA applied for and received 93 Section 8 Housing Choice Vouchers to relocate residents from Jericho Circle (to be demolished)
- \square PHA Goal: Increase assisted housing choices
 - **Objectives:**
 - \boxtimes Provide voucher mobility counseling:
 - Provide participants with voucher mobility information at time of issuance of a voucher.
 - \boxtimes 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).
 - \boxtimes Convert public housing to vouchers: The AHA plans to convert the Southwind Housing Complex to a Project Based Section 8 complex.

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.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): The AHA plans to covert Centennial House and Centennial House Annex to an elderly and near elderly building. The AHA will leave the current disabled residents in place until they move voluntarily to decrease any hardships on disabled residents.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives:
 - Provide or attract supportive services to improve assistance recipients' employability: **The AHA has provided space for outside** service providers to increase resident training and employability skills.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. The AHA has provided space for outside service providers to increase resident supportive services and increase independence for the elderly.

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 landlord 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: The Aurora Housing Authority has met or exceeded all time lines for fund obligation and fund expenditures of Capital Funds.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

IL090Av01 – 2012 AHA Annual Statement (.pdf)

- IL090Bv01 Revised Elements of the Annual Plan
- IL090Cv01 Performance and Evaluation Reports for Capital Fund IL06-P090-501-08, 501-09, S501-09 (ARRA), 501-10 & 501-11 (.pdf)
- IL090Dv01 Violence Against Women Policy
- IL090Ev01 Carbon Monoxide Detector Policy
- IL090Fv01 Resident Advisory Board Comments

IL090Gv01 – Challenged Plan Elements

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

- **6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:
 - (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
 - (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
- 2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to

support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

- **3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
- 4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- **5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- 6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
- 7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
- Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
- **9.** Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
- **10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the

resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

- **11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
- **12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
- 13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, dating, or to enhance victim safety in assisted families.

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

- (a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm
- (b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.c fm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert;
 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm
- (d) Homeownership. A description of any homeownership (including project number and unit count) administered by

the agency or for which the PHA has applied or will apply for approval.

- (e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
- **8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.
 - 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:
 - (a) To submit the initial budget for a new grant or CFFP;
 - (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
 - (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- **3.** Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those

needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

- **11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments.
 - (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
 - (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

Annual 1 Capital I Capital I	Amnual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ctor and		U.S. Department of H Offi	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part I: S	Part I: Summary				
PHA Nam Authority	PHA Name: Aurora Housing Grant Type and Number Authority Gapital Fund Program Grant No: IL06-PO90-501-12 Replacement Housing Factor Grant No: Date of CPED- Date of CPED-	-501-12			FFY of Grant: FFY2012 FFY of Grant Approval: 2012
Type of G	Type of Grant Original Annual Statement Construction Control Transacters/Emergencies		Revised Annual Statement (revision no:	n no:) Renort	
I ine	Ferrormance and Evaluation Report for Ferrou Edung.	Total E	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
5	1406 Operations (may not exceed 20% of line 21) ³	\$ 160,000			· · · · · · · · · · · · · · · · · · ·
3	1408 Management Improvements	\$ 100,000			
4	1410 Administration (may not exceed 10% of line 21)	\$ 96,729			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$ 5,000			
8	1440 Site Acquisition	0			
6	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$ 120,000			
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 40,000			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	\$ 60,000			
14	1485 Demolition	\$ 250,000			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	\$ 5,000			
17	1499 Development Activities ⁴	\$ 130,564			

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 : Capital I Capital I	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	tor and		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	d Urban Development ic and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part I: Summary	Jummary				
PHA Name:	ne: Grant Type and Number Capital Fund Program Grant No: IL 06-PO90-501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of FFY of	FFY of Grant 2012 FFY of Grant Approval:	
Type of Grant	hant				
	X Original Annual Statement	encies	🔲 Revised An	Revised Annual Statement (revision no:)	
Perfc	Performance and Evaluation Report for Period Ending:		□ Final Perfo	Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	ted Cost	Total Actual Cost ¹	
		Original	Revised ²	Obligated Ex	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0			
lSba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Amnual Grant:: (sum of lines 2 - 19)	967,293			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	30,000			
Signatu	Signature of Executive Difector	Date $\int 1/l$ Signature	Signature of Public Housing Director	Director	Date

 $\sqrt{176}$ 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

Fart II: Supporting Fages								
PHA Name: Aurora Housing AUthority		Grant Type and Number Capital Pund Program Grant No: CF 501-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:	:: CF 501-12 rant No:		Federal	Federal FFY of Grant: FY2012	Y2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	tted Cost	Total Actual Cost	Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 IL090-108D	A&E Fees Design, Plans & Construction Managment	1430	Multiple Properties 194 Units	5,000				
Eastwood, Southwind, Indian Trail and Scattered Site Units	Mod work, Interior, exterior and major system updates. A/C installation at Eastwood including carpentry work for sleeves. Siding repair and gutter and downspout replacement.	1460	Multiple Properties 194 Units	100,000				
Jericho Circle	Demolition Activities	1485	146 Units & Office	250,000				
Maple Terrace, Centennial House & Centennial House Annex	Mod work, Interior, exterior and major system updates. A/C installation at Eastwood including carpentry work for sleeves. Siding repair and gutter and downspout replacement.	1460	4 Buildings 314 Units	20,000	i			
Agency Wide	Operations	1406		160,000				
Agency Wide	Management Improvements - Staff training, software system update and computer system update & professsional consulting services	1408		100,000				
Agency Wide	Administration	1410		96,729				
Agency Wide	Dwellling Equipment - Nonexpendable	1465.1		40,000				
Agency Wide	Non-Dwellling Equipment	1475		60,000				
Agency Wide	Relocation	1495.1		5,000				
Agency Wide	Development Activities	1499		130,564				

form HUD-50075.1 (4/2008)

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	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 Capital Fund Financing Program Expires 4/30/2011	Part III: Implementation Schedule for Capital Fund Financing Program	Federal FFY of Grant:	All Fund Obligated All Funds Expended Reasons for Revised Target Dates ¹ (Quarter Ending Date) (Quarter Ending Date)	Original Actual Obligation Original Expenditure Actual Expenditure End Obligation End End Date End Date Date Date Date Date Date	9-14-2014 9-14-2016	9-14-2014 9-14-2016		9-14-2014 9-14-2016 9-14-2016	9-14-2014 9-14-2016	9-14-2014 9-14-2016	9-14-2014 9-14-2016 9-14-2016			9-14-2014 9-14-2016	
	leted for the Per. leted for the Perf	ce and Evalu al Fund Prog yram	edule for Capi		.)	Origir Obligatio Date	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	9-14-2014	
	¹ To be comp ² To be comp	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacet Capital Fund Financing Program	Part III: Implementation Sch	PHA Name:	Development Number Name/PHA-Wide Activities		AMP IL-090-001	AMP IL-090-002	A/E Fees - BLI 1430	Dwelling Units - BLI 1460 Authority-Wide	Operations - BLI 1406	Mgt. Imp BLI 1408	CFP Admin - BLI 1410	Demolition - BLI 1485	Relocation - BLI 1495.1	Development Act 1499	

form HUD-50075.1 (4/2008)

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ATTACHMENT B

Revised Elements Of The Annual Plan

PHA Plan Update

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

PHA Annual Plan Elements:

a. 2012 Annual Plan (form HUD - 50075);

b. 2012 Annual Statement (form HUD-50075.1) See Attachment A ; and

c. Capital Fund Program P090-501-08, 501-09, S090-501-09, 501-10 & 501-11 Performance and

Evaluation Reports. See Attachment C.

d. Fiscal Audit Findings – See Fiscal Audit findings and responses in the Fiscal Audit section on page 12 of 3 of the Annual Plan and listed below.

AURORA HOUSING AUTHORITY Aurora, Illinois SCHEDULE OF FINDINGS AND QUESTIONED COSTS YEAR ENDED MARCH 31, 2011

Section II - Financial Statement Findings

Item 11-1 - Segregation of Duties

Requirement: There should be a separation of functions necessary to assure adequate internal control.

Condition: The size of the Housing Authority and the limited number of employees results in certain limitations in the internal accounting controls, specifically controls surrounding cash receipts, cash disbursements, payroll, and journal entry review.

Questioned Cost: Not applicable.

Effect: The Housing Authority could have misappropriation of assets, incorrect payroll disbursements and supporting documents, and incorrect journal entries posted to their accounts. These deficiencies result in the possibility that errors or irregularities can exist and not be detected by the Housing Authority's internal control. Recommendation: The Housing Authority should segregate the functions between more employees, and put controls in place so that the accounting functions can be reviewed by someone other than the person recording them.

Management's

Response: During fiscal year ending March 31, 2011, the Housing Authority implemented several changes in procedures to segregate functions between more employees. As suggested, cash receipts and cash disbursements are being reviewed by someone other than the person recording them. In addition, payroll functions have been outsourced and the processing and review of the payroll are now completed by different employees. A process is now being put in place to ensure that all manual journal entries are reviewed by someone other than the person recording them.

Section III - Federal and State Award Findings and Questioned Costs

Item 11-2 - Section 3 Reporting

Program: Public and Indian Housing, Capital Funds

- Requirement: For each Public and Indian housing grant that involves development, operating, or modernization assistance, the prime recipient must submit a Section 3 Summary Report.
- Condition: The Housing Authority did not submit a Section 3 summary during the current fiscal year.

Questioned Cost: Not applicable.

- Effect:HUD did not receive information regarding the Housing Authority's
efforts to comply with statutory and regulatory requirement of Section 3 in its own
operations and those of contractors and subcontractors.
- Recommendation: We recommend that reporting be done in accordance with HUD regulations.

Management's

Response:	In order to assure timely submission of the Section 3 report to HUD, this
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function is being assigned to the person responsible for submission of the Agency's Annual Plan. Beginning in 2012, the Section 3 report will be submitted in conjunction with the Annual Plan which is due to HUD in January of each year.

- 11-3 Section IV- Status of Prior Year Findings
- 10-1 Segregation of Duties- repeated in 2011

Annual Capital Capital	Amnual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	actor and		U.S. Department of Hou Office	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part I:	Part I: Summary				REV of Grant: 2008
PHA Name: Aurora Hou	PHA Name: Aurora Housing Authority Grant Type and Number Capital Fund Program Grant No: IL09-P090-501-08 Replacement Housing Factor Grant No: Date of CFFP:	0-501-08			FFY of Grant Approval: 2008
Type of Grant	Type of Grant Original Annual Statement Period Endine: 9-30-2010		☐ Revised Annual Statement (revision no: □ Final Performance and Evaluation Report	ion no: uation Report	
Line	Summary by Development Account	Total Es	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	120,000	120,000	120,000	120,000
3	1408 Management Improvements	35,000	200,902	200,902	182,719.53
4	1410 Administration (may not exceed 10% of line 21)	110,817		110,817	110,817
5	1411 Audit	. 0		0	0
6	1415 Liquidated Damages	0		0	0
6	1430 Fees and Costs	64,490		64,490	63,304.81
8	1440 Site Acquisition	0		0	0
6	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	553,484		556,843.53	556,843.53
11	1465.1 Dwelling Equipment-Nonexpendable	40,000	26,761	28,716.63	28,716.63
12	1470 Non-dwelling Structures	0		0	0
13	1475 Non-dwelling Equipment	80,772	31,724	31,724.96	31,724.96
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

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

Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011 Date Expended 1,094,542.46 100,000 Total Actual Cost 0 0 0 Final Performance and Evaluation Report Revised Annual Statement (revision no: Obligated FFY of Grant:2008 FFY of Grant Approval: 2008 1,108,178 100,000 Signature of Public Housing Director 0 \circ C Revised² 1,108,178 **Total Estimated Cost** Original 1,108,178 100.000 Capital Fund Program, Capital Fund Program Replacement Housing Factor and 0 0 0 Reserve for Disasters/Emergencies Date 9000 Collateralization or Debt Service paid Via System of Direct Grant Type and Number Capital Fund Program Grant No: IL06-P090-501-08 Replacement Housing Factor Grant No: Date of CFFP: X Performance and Evaluation Report for Period Ending: 9-30-2010 Amount of line 20 Related to Energy Conservation Measures 1501 Collateralization or Debt Service paid by the PHA Amount of line 20 Related to Section 504 Activities Amount of line 20 Related to Security - Hard Costs Amount of line 20 Related to Security - Soft Costs 1502 Contingency (may not exceed 8% of line 20) Amount of Annual Grant :: (sum of lines 2 - 19) Amount of line 20 Related to LBP Activities Summary by Development Account Payment Signature of Executive Diroctor Capital Fund Financing Program **Original Annual Statement** Part I: Summary Aurora Housing Type of Grant PHA Name: Authority Line 18ba <u>18a</u> ន 치 25 പ ຊ 21 ผ

U.S. Department of Housing and Urban Development

Annual Statement/Performance and Evaluation Report

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.

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

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

	Grant T	rpe and Number			Federal	Federal FFY of Grant: 2008	908	
	Capital F CFFP (Y Replacen	Capital Fund Program Grant No: IL06-P090-501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:	o: IL06-P090-501 irant No:	-08				
General Description of Major Work Categories	ajor Work	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations		1406	652 Units	120,000		120,000	120,000	Completed
Management Improvements		1408	652 Units	35,000	200,902	200,902	182,719.53	In Process
Administration		1410	652 Units	110,817		110,817	110,817	Completed
Fees & Costs		1430	652 Units	64,490		64,490	63,304.81	Completed
Dwelling Structures		1460	652 Units	553,484		556,843.53	556,843.53	Completed
Non-Dwelling Equipment - Nonexpendable	-	1465.1	652 Units	40,000	26,761	28,716.63	28,716.63	Completed
Non-Dwelling Equipment		1475	652 Units	80,772	31,724	31,724.96	31,724.96	Completed
		-		-				
						1,108,178	1,094,542.46	
								-
						-		
			_				-	

 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 III: Implementation Schedule for Capital Fund Financing Program	edule for Capital Fund	Financing Program			
PHA Name: Aurora Housing Authority	Authority				Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund (Quarter H	All Fund Obligated (Quarter Ending Date)	All Fund (Quarter F	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-PO90-001	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-003	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-004	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-005	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-006	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-007 & 008	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
IL06-PO90-009	9-15-2010	9-15-2010	9-15-2012	9-30-2011	
Agency Wide	9-15-2010	9-15-2010	9-15-2012		

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

Amual S Capital F Capital F	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	tor and		U.S. Department of Ho Office	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	ummary				
PHA Nam Authority	PHA Name: Aurora Housing Grant Type and Number Authority Capital Fund Program Grant No: IL06P090501-09 Replacement Housing Factor Grant No: Date of CFFP.	60-1			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant	pe of Grant Original Annual Statement		Revised Annual Statement (revision no:	ion no: ()	
X Perfor	X Performance and Evaluation Report for Period Ending: 9-30-11	Tatal F	Tratal Retimated Cost		Total Actual Cost ¹
Trine	Summary by Development Account	Original	Revised ²		Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 21) ³	\$220,000	\$0	\$220,000	\$220,000
3	1408 Management Improvements	\$85,000	\$90,905.06	\$ 90,905.06	\$ 90,905.06
4	1410 Administration (may not exceed 10% of line 21)	\$110,817	\$0	\$110,817	\$ 110,817
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
1	1430 Fees and Costs	\$50,000	\$ 21,368.32	\$ 21,368.32	\$ 21,368.32
8	1440 Site Acquisition	\$0	20	\$0	
6	1450 Site Improvement	\$115,000	\$ 3,500	\$ 3,500	\$ 3,500
10	1460 Dwelling Structures	\$592,361	\$508,470.62	\$508,470.62	\$508,470.62
11	1465.1 Dwelling Equipment-Nonexpendable	\$50,000	\$ 84,547	\$ 84,547	\$ 84,547
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$75,000	\$ 40,000	\$ 40,000	\$ 40,000
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$3,000	\$ 30,000	\$ 30,000	\$ 30,000
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 Amual Statement. ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations. ⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	0.0	FFY of Grant Approval: 2009 FFY of Grant Approval: 2009		Revised Annual Statement (revision no:	Final Performance and Evaluation Report	Total Actual Cost	Obligated Expended	\$0 \$0	80	\$0 \$0	109,608	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	Director Date
	77 2 364 364 3	FFY 0		Revised A	Einal P	Total Estimated Cost	Revised ²	\$0	\$0	0\$	\$1,109,608	\$0	\$0	\$0	\$0	\$0	Signature of Public Housing Director
ctor and				gencies		Ľ	Original	\$0	\$0	0.0	\$1 108 178	\$0	\$0	\$0	\$0	80	19/1/
Amnual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	nary	Grant Type and Number Capital Fund Program Grant No: IL06P090501-09 Replacement Housing Factor Grant No: Date of CFFP:		Original Annual Statement	X Performance and Evaluation Report for Period Ending: 09-30-11	Common: her Davalonmont A connt		1501 Collateralization or Debt Service paid by the PHA	9000 Collateralization or Debt Service paid Via System of Direct Payment	1000 O artinomer / man: not served 80% of Tine 201	1.002 Commercialy (may not execute or or marker) Amount of Amnual Grant: (sum of lines 2 - 19)	Amount of line 20 Related to LBP Activities	Amount of line 20 Related to Section 504 Activities	Amount of line 20 Related to Security - Soft Costs	Amount of line 20 Related to Security - Hard Costs	Amount of line 20 Related to Energy Conservation Measures	Signature of Executive Divertor
Annual Stater Capital Fund Capital Fund	Part I: Summary	PHA Name: Aurora Housing Authority	Type of Grant	Original A	X Performan			18a 150	18ba 900		70 Am					25 An	Signature of

¹ the 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 II: Supporting Pages									
PHA Name: Aurora Housing Authority		Grant Type and Nu Capital Fund Program CFFP (Yes/No): No	Grant Type and Number Capital Fund Program Grant No: IL06P090501-09 CFFP (Yes/No): No	: IL06P090501-	60	Federal F)	Federal FFY of Grant: 2009	o \	
		Replacemer	Replacement Housing Factor Grant No:	rant No:					
Development Number Name/PHA-Wide	General Description of Major Work Categories	Vork	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	Cost	Status of Work
SALIVATION					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	-
AMP IL-090-001 Eastwood &	Architectural/Engineering Fees Design and Construction Management		1430	2 properties/ 92 units	\$40,000		21,368.32	21,368.32	Completed
Eastwood & Southwind	Sitework - Repair sidewalks and parking lot asphalt surface, replace damaged stoops and install buffalo boxes level with existing oradiant	l king	1450	2 properties/ 92 units	\$50,000	3,500	3,500	3,500	Completed
Eastwood & Southwind	Sitework - General landscaping, grade site areas to promote better water run off, install storm drains as needed to promote proner drainage	rade run off, romote	1450	2 properties/ 92 units	\$50,000	0	0	0	
Eastwood &	Sitework - Upgrade signage at buildings,	ildings,	1450	2 properties	\$5,0000	0	0	0	
Southwind Southwind	Dwelling Units - Remove stone siding material. Repair substrate as neeeded. aprovide insulation and vapor barrier. Provide and install Replace siding	ding ded. rier.	1460	43 Buildings\ 92 units	\$153,589	\$508,470.62	\$508,470.62	\$508,470.62	Completed
AMP IL-090-001 Indian, Eastwood, Southwind, Jericho Circle & Scattered Sites	Asbestos abatement and comprehensive modernization,General physical improvements to dwelling units and structures	ensive	1460	337 units	\$150,000	0	0	0	
AMP IL-090-002 Maple Terrace, Centennial House & Centenniel House	Architectural/Engineering Fees Design and Construction Management	ment	1430	4 Buildings\ 314 units	\$10,000	0	0	0	
Page3							fo	form HUD-50075.1 (4/2008)	.1 (4/2008)

			Completed	Completed	Completed		Completed	Completed	Completed			
	0		220,000	90,905.06	110,817	0	85,547	40,000	30,000	\$1,109,608		
	0	0	220,000	90,905.06	110,817	0	85,547	40,000	30,000	\$1,109,608		
	0	0		\$88,505.06		0	85,547	40,000	30,000		:	
	\$10,000	85,772	\$220,000	\$ 85,000	\$110,817	\$ 10,000	\$ 50,000	\$ 75,000	\$ 3,000			
	4 Buildings\ 314 units	4 Buildings\ 315 units	1 Year	1 Year	2 Years	1 Year	2 Years	2 Years	2 Years			•
	1450	1460	1406	1408	1410	1460	1465.1	1475	1495.1			
	Sitework - General landscaping - grading work as required to improve site drainage	Dwelling Units - General physical improvements	Operations	Management Improvements - Staff training, software system update and computer system update	-	Reduce vacancies	Dwellling Equipment - Nonexpendable	Nondwelling Equipment				1m t
Annex.	AMP IL-090-002 Maple Terrace, Centennial House & Centenniel House Annex.	AMP IL-090-002 Maple Terrace, Centennial House & Centenniel House Annex.	Authority Wide								Total:	

² 10 be completed for the Performance and Evaluation Report 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

PHA Name: Aurora Housing Authority Grant Type and Number Federal FFY of Grant: 2009 Capital Fund Program Grant No: IL06P090501-09 Federal FFY of Grant: 2009 CFFP (Yes/No): No CFFP (Yes/No): No Replacement Housing Factor Grant No:	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

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
					-			
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	Cost	Status of Work
Acuvites				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.

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form]

Page5

Reasons for Revised Target Dates Federal FFY of Grant: 2009 All Funds Expended Part III: Implementation Schedule for Capital Fund Financing Program All Fund Obligated PHA Name: Aurora Housing Authority Development Number

Expires 4/30/2011

Office of Public and Indian Housing U.S. Department of Housing and Urban Development OMB No. 2577-0226

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

(Quarter Ending Date)	Actual Expenditure End Date		09-30-2011	09-30-2011	09-30-2011		09-30-2011	09-30-2011	09-30-2011				
(Quarter E	Original Expenditure End Date		9/14/2013	9/14/2013	9/14/2013		9/14/2013	9/14/2013	9/14/2013				
(Quarter Ending Date)	Actual Obligation End Date		9/14/2011	9/14/2011	9/14/2011	-	9/14/2011	9/14/2011	9/14/2011				
(Quarter	Original Obligation End Date		9/14/2011	9/14/2011	9/14/2011		9/14/2011	9/14/2011	9/14/2011		-		
Name/PHA-Wide Activities		AMP IL-090-001 (Eastwood)	A/E Fees - BLI 1430	Sitework - BLI 1450	Dwelling Units - BLI 1460	Authority-Wide	Operations - BLI 1406	Mot. Imn BLI 1408	CFP Admin - BLI 1410				

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.

Part I: Summary PHA Name: Aurora Housing Au Type of Grant		Canital Fund Financine Program		OMB No. 2577-0226	OMB No. 2577-0226
Part I: Sun PHA Name: Aurora How Type of Gra					Expires 4/30/2011
PHA Name: Aurora Houx Type of Gra	mary				DEV of Creante 2000
Type of Gra	PHA Name: Grant Type and Number Aurora Housing Authority Replacement Housing Factor Grant No: IL06S09050109 (ARRA Capital Fund Formula Grant) Replacement Housing Factor Grant No: Date of CFFP:	050109 (ARRA Capital Fund F	ormula Grant)		FFY of Grant Approval: 2009
🗌 Original	pe of Grant Original Annual Statement		Revised Annual Statement (revision no:	(revision no:)	
X Perform	X Performance and Evaluation Report for Period Ending: 9-30-11	Tot	Total Fetimated Cost		Total Actual Cost ¹
Line	Summary by Development Account.	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	0		0
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	0		0
3	1408 Management Improvements	\$0.00	0		0
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$140,273	\$140,273	\$ 140,273.00
5	I411 Audit	\$0.00	0		
6	1415 Liquidated Damages	\$0.00	0		
4	1430 Fees and Costs	\$80,000	\$161,725	\$153,980.69	\$ 153,980.69
8	1440 Site Acquisition	\$0.00			
6	1450 Site Improvement	\$504,000	\$200,000	\$200,000	\$ 200,000.00
10	1460 Dwelling Structures	\$818,734	\$900,736	\$908,480.31	\$ 908,480.31
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	0	1 LL R THUR	
12	1470 Non-dwelling Structures	\$0.00	0		· · · · · · · · · · · · · · · · · · ·
13	1475 Non-dwelling Equipment	\$0.00	0	1	
14	1485 Demolition	\$0.00	0		
15	1492 Moving to Work Demonstration	\$0.00	0		· · · · · · · · · · · · · · · · · · ·
16	1495.1 Relocation Costs	\$0.00	0		
17	1499 Development Activities 4	\$0.00	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 S Capital F Capital F	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	or and		U.S. Department of Hor Office	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	ummary		285068	0000	
PHA Name: Aurora Housing Authority	e: Grant Type and Number Dusing Capital Fund Program Grant No: IL06S09050109 (ARRA Capital Replacement Housing Factor Grant No: Date of CFFP:	Fund Formula Grant)	HK HK	FFY of Grant.2009 FFY of Grant Approval: 2009	
Type of Grant	rant				
Orioi	Orioinal Annual Statement	ncies	🗌 Revised	Revised Annual Statement (revision no:	
	n Renort for Period F		Einal F	Final Performance and Evaluation Report	
		Total E	Total Estimated Cost	Total	Total Actual Cost ¹
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	0		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	0		
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,402,734	\$1,402,734	\$1,402,734	\$1,402,734
21	Amount of line 20 Related to LBP Activities	\$0.00	0		
22	Amount of line 20 Related to Section 504 Activities	\$0.00	0		
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	0		
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	0		
25	Amount of line 20 Related to Energy Conservation Measures	\$297,576	\$225,000		\$225,000
Signatu	Signature of Executive Director	ate / Sign	Signature of Public Housing Director	g Director	Date

⁷ 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 PFHAs with under 250 units in management may use 100% of CFP Grants for operations. ⁴ RFF funds shall be included here.

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

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:	o: IL.06S0905010 rant No:	9 (ARRA Capital		Federal FFY of Grant: 2009	60	
Development Number Name/PHA-Wide	General Description of Major Work Categories	k Development Account No.	Quantity	Total Estimated Cost	ed Cost	Total Actual Cost	Cost	Status of Work
Acuvines				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP IL-090-001 Eastwood & Southwind	Architectural/Engineering Fees Design and Construction Management -	1430 t-	2 properties	\$60,000	\$161,725	\$153,980.69	\$153,980.69	Completed
AMP IL-090-001 Eastwood & Southwind	Architectural/Engineering Fees Engineering assessment and redesign of drainage - \$20,000	0f	2 properties	\$20,000	0			V/N
AMP IL-090-001 Southwind	Sitework - Correct stormwater drainage issue by reconfiguring topography, installing drains and water channels; re- grade site	e- 1450 e-	1 property	\$25,000	0			N/A
AMP IL-090-001 Eastwood & Southwind	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	ed 1450 ach te	2 properties	\$155,000	200,000	200,000	\$200,000.00	Completed
AMP IL-090-001 Eastwood & Southwind	Sitework - General landscaping	1450	2 properties	\$40,000	0			N/A
AMP IL-090-001 Eastwood & Southwind	Sitework - patch or replace asphalt as needed for parking lots and driveways	1450	2 properties	40,000	0			N/A
AMP IL-090-001 Eastwood &	Install energy efficient thermostats	1460	92 units	10,850	10,850	10,850	10,850	Completed
Page3						for	form HUD-50075.1 (4/2008)	1 (4/2008)

Conthurind					-			
AMP IL.090-001	Intsall A/C in all units	1460	34 units	85,000	85,000	85,000	85,000	Completed
AMP IL-090-001 Eastwood & Southwind	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			\$0	0			not practical for site - land filled ground would not work with geothermal system
AMP IL-090-001 Eastwood & Southwind	Dwelling Unit - Remove siding and stone façade. Install new siding for all buildings - include insulation, vapor barrier under new siding	1460	92 uits	\$283,229	\$267,956	\$267,956	267,956	Completed
AMP IL-090-001 Eastwood &	Dwelling Unit - Replace windows and screens with dual pane thermal type	1460	92 Units	\$225,000	271,000	278,474.31	278,474.31	Completed
AMP IL-090-001 Eastwood &	Dwelling Unit - Selectively replace roofing, gutters and downspouts	1460	all buildings	\$50,000	50,000	50,000	50,000	Completed
Southwind AMP IL-090-001 Eastwood & Southwind	Dwelling Unit - Repair, replace or powerwash damaged and unsightly masonry	1460	0	0	replace all stonework siding			N/A
AMP IL-090-001 Eastwood &	Dwelling Unit - Install storm doors (front and rear) of all units	1460	0	0	completed			N/A
AMP IL-090-001 Eastwood & Sonthwind	Upgrade attic insulation	1460	92 units \$450.00 per unit	41,000	41,400	41,400	41,400	Completed
AMP IL-090-001 Eastwood	Administration	1410	92 units	0	140,273	140,273	140,273	Completed
AMP IL-090-001 Eastwood & Southwind	Provide and install a separate gas meter for each unit	1460	92 units	92,000	92,000	92,000	92,000	Completed
AMP IL-090-001 Eastwood & Southwind	Install TV distribution system for entire unit	1460	92 units	41,400	41,400	41,400	41,400	Completed
AMP IL-090-001 Eastwood & Southwind	Consoldated phone jacks for entire unit	1460	92 units	41,400	41,400	41,400	41,400	Completed
	1.1.1 S St The Second Development of a	Derricad Annual Statement	'nt					

 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.

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

PHA Name: Aurora Housing Authority Development Number General I Name/PHA-Wide Activities N/A		pe and Number				Federal FFY of Grant: 2009	5	
slopment Number e/PHA-Wide vities	CFFP (Ye Replacem	Capital Fund Program Grant No: IL/06S09050109 (ARRA Capital Fund Formula Grant) CFFP (Yes/No): No Replacement Housing Factor Grant No:	: IL.06S0905010: ant No:	9 (ARKA Capit				
Acuvides N/A	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	tted Cost	Total Actual Cost	ost	Status of Work
N/A				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.

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

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

Annual (Capital I Capital I	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	actor and		U.S. Department of H Offic	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	summary				REV of Grant: 2010
PHA Nam Authority	P.H.A. Name: Aurora Housing Authority Replacement Housing Factor Grant No: IL.06P090501-10 Replacement Housing Factor Grant No: Date of CFFP:	501-10			FFY of Grant Approval:
Type of Grant	Type of Grant Original Annual Statement Excerve for Disasters/Emergencies N Derformance and Evaluation Report for Period Endine: 9-30-11		Revised Annual Statement (revision no: Final Performance and Evaluation Report	vision no:() nation Report	
I ine	Summary by Develonment Account	Tota	Total Estimated Cost		Total Actual Cost ¹
	AND	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	80	\$0
2	1406 Operations (may not exceed 20% of line 21) ³	\$160,000	\$0	\$160,000	\$160,000.00
3	1408 Management Improvements	\$100,000	\$0	\$ 97,639.07	\$ 97,639.07
4	1410 Administration (may not exceed 10% of line 21)	\$110,960	\$0	\$110,960	\$110,960.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$ 50,000	\$0	\$ 6,286	\$ 6,286.00
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
6	1450 Site Improvement	\$ 73,376	\$0	\$0	\$0
10	1460 Dwelling Structures	\$353,648	80	\$ 78,969.69	\$ 78,969.69
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 40,000	\$0	\$ 34,088	\$ 34,088.00
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$ 65,000	\$0	\$ 37,956.23	\$ 37,956.23
14	1485 Demolition	\$ 40,000	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	80	\$0	\$0
16	1495.1 Relocation Costs	\$ 15,000	\$ 88,376	\$ 76,358.70	\$ 76,358.70
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 S Capital F Capital F	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	actor and		U.S. Department of F. Off	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	ummary				
PHA Name: Aurora Housing Authority	e: Grant Type and Number ousing Capital Fund Program Grant No: IL 06P090501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant			I		
0nigi	Original Annual Statement	rgencies	ŭ L	Revised Annual Statement (revision no:	
Perfo	X Performance and Evaluation Report for Period Ending: 9-30-11		Ō	Final Performance and Evaluation Report	ort
	Cumment her Davislanment According	Total	Total Estimated Cost	To	Total Actual Cost ¹
тинс		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)	\$1,107,984	\$0	\$ 602,257.69	\$ 602,257.69
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	1	05	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0		0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$ 100,000		0	\$0
Signatu	Signature of Executive Director	Date // //		ctor	Date

 $\sqrt{10}$ be completed for the Performance and Evaluation Report. ² To be completed for the Performance and Evaluation Report or a Revised Annual Stateme ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations. ⁴ RHF funds shall be included here.

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

Part II: Supporting Pages	3							
PHA Name: Aurora Housing Authority	ing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P090501-10	o: IL06P090501-10	-	Federal]	Federal FFY of Grant: 2010)10	
	CEFF	CEFF (Y es/ No): No Replacement Housing Factor Grant No:	brant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	ed Cost	Total Actual Cost	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		6,286.00	6,286.00	
Eastwood & Southwind	Sitework - Repair sidewalks and parking lot asphalt surface, replace damaged stoops and install buffalo boxes level with existing gradiant.	1450	2 properties/ 92 units	\$ 40,000	0			
Eastwood & Southwind	Sitework - General landscaping, grade site areas to promote better water run off, install storm drains as needed to promote moner drainage	1450	2 properties\ 92 units	\$ 10,000	0			
Eastwood & Southwind	Provide and install new vinyl clad, double hung high effciency windows. Color to be selected by the Owner.		43 Buildings/ 92 units	\$ 65,000		30,000		
Eastwood & Southwind	Dwelling Units - Remove stone siding material. Repair substrate as neeeded. aprovide insulation and vapor barrier. Provide and install Replace siding. Color to be selected by the Owner.	1460	43 Buildings/ 92 units	\$ 80,000		10,000		
AMP IL-090-001 Indian, Eastwood, Southwind, Jericho Circle & Scattered Sites	Comprehensive modernization, as best os abatement, general physical improvements to dwelling units and structures.	s 1460	338 units	\$105,000		38,969.69		
AMP 2 IL090-108D Maple Terrace, Centennial House & Centenniel House	Architectural/Engineering Fees Design and Construction Management	1430	4 Buildings/314 mits	\$ 10,000				
Page3						for	form HUD-50075.1 (4/2008)	(4/2008)

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-			160,000	97,639.07	110,960		34,088	37,956.23	76,358.70					\$\$602,257.69	
			160,000	97,639.07	110,960		34,088	37,956.23	76,358.70				- • • •	\$602,257.69	
	0								88,376						
	\$23,376	\$ 43,648	\$160,000	\$100,000	\$110,960	\$ 10,000	\$ 40,000	\$ 65,000	\$ 15,000	\$100,000				\$1,107,984	
	4 Buildings/314 units	4 Buildings\ 314 units	1 Year	1 Year	2 Years	1 Year	2 Years	2 Years	2 Years	2 Years	2 Years				
	1450	1460	1406	1408	1410	1460	14.65.1	1475	1495.1	1499	1485				
	Sitework - General landscaping - grading work as required to improve site drainage. Sanitary sewer repairs.	Dwelling Units - General physical improvements including boiler replacement, W/H replacement, pump replacement.	Operations	Management Improvements - Staff training, software system update and computer system update & professsional consulting services	CFP Administration	Reduce vacancies	Dwellling Equipment - Nonexpendable	Nondwelling Equipment	Relocation	Development Activities	Total: Demolition funds for (IL090-001 & IL090-003) 333 total units				
	Annex. Maple Terrace, Centennial House & Centenniel House Annex.	Maple Terrace, Centennial House & Centenniel House Annex.	Authority Wide								Demolition Plan being developed for	& IL.090-003) 333	total units	Total:	

 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 form HUD-50075.1 (4/2008)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226

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Expires 4/30/2011

Dard TL Construction Doctor									
PHA Name:		Grant Typ Capital Fun CFFP (Yes/ Replacemer	Grant Type and Number Capital Fund Program Grant No: IL06P090501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	IL06P090501- ant No:	10	Federal I	Federal FFY of Grant: 2010	10	
Aurora Housing Aurority Development Number Name/PHA-Wide	General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	Cost	Status of Work
Activities					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
-									
					-		-		
		-							
		-							
¹ Tobea	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	Report or a I	cevised Annual Stateme	nt					
2 10 De C	" To be completed for the Performance and Evaluation Report.	ceput.							

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Page5

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 form **HUD-50075.1** (4/2008)

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Part III: Implementation Schedule for Capital Fund Financing Program	dule for Capital Fund	Financing Program			
PHA Name: Aurora Housing Authority	Authority				Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund (Quarter E	All Fund Obligated (Quarter Ending Date)	All Funds (Quarter E	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 Actifics	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 S Capital F Capital F	Amnual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ctor and		U.S. Department of Ho Office	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 Authority	Part I: Summary Frant Type and Number PHA Name: Aurora Housing Grant Type and Number Authority Capital Fund Program Grant No: IL06P090501-11 Replacement Housing Factor Grant No: Date of CFFP Date of CFFP	11-10			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant Original A	nnual Statement		Revised Annual Statement (revision no: #1 7-25-2011) Final Performance and Evaluation Report	ion no: #1 7-25-2011) action Report	
Tine 1	Summary by Development Account	Total	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
7	1406 Operations (may not exceed 20% of line 21) ³	\$ 220,000	\$190,000	\$0	\$0
e,	1408 Management Improvements	\$ 85,000	\$ 85,000	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$ 110,798	\$ 96,293	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	80	\$0	\$0
7	1430 Fees and Costs	\$ 50,000	\$ 43,814	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
6	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$ 217,186	\$217,186	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 40,000	\$ 40,000	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment		\$ 85,000	\$0	\$0
14	1485 Demolition	\$ 200,000	\$200,000	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$100,000	\$ 10,000	\$0	\$0
17	1499 Development Activities 4	\$0	\$0	\$0	80

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.

U.S. Department of Housing and Urban Development Capital Fund Program, Capital Fund Program Replacement Housing Factor and Annual Statement/Performance and Evaluation Report Capital Fund Financing Program

Office of Public and Indian Housing OMB No. 2577-0226

Expires 4/30/2011 Date Expended Total Actual Cost ☑ Revised Annual Statement (revision no: 1 7-25-2011) \$0\$ \$0\$ \$0\$ \$0 \$08 808 Final Performance and Evaluation Report Obligated FFY of Grant: 2011 FFY of Grant Approval: tor 80000 \$0 \$0 \$0 \$0 0 Revised² \$ 967,293 **Total Estimated Cost** \$0 \$0 \$0 \$0 Original \$ 1,107,984 \$ \$0 \$ \$0 \$0 808 □ Reserve for Disasters/Emergencies Date 9000 Collateralization or Debt Service paid Via System of Direct Grant Type and Number Capital Fund Program Grant No: IL06P090501-11 Replacement Housing Factor Grant No: Date of CFFP: Amount of line 20 Related to Energy Conservation Measures 1501 Collateralization or Debt Service paid by the PHA Performance and Evaluation Report for Period Ending: Amount of line 20 Related to Section 504 Activities Amount of line 20 Related to Security - Hard Costs Amount of line 20 Related to Security - Soft Costs 1502 Contingency (may not exceed 8% of line 20) Amount of Annual Grant:: (sum of lines 2 - 19) Amount of line 20 Related to LBP Activities Summary by Development Account Payment Signature of Executive Director **Original Annual Statement** Part I: Summary Aurora Housing Type of Grant PHA Name: Authority 18ba Line 18a 5 50 33 2 ห ភ ส

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. To be completed for the Performance and Evaluation Report.

⁴ RHF funds shall be included here.

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

Part II. Sunnorting Pages									
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Gra CFFP (Yes/ No): No Replacement Housing Fact	Grant Type and Number Capital Fund Program Grant No: IL06P090501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:	090501-11		Federal J	Federal FFY of Grant: 2011	1	
Development Number Name/PHA-Wide	General Description of Major Work Categories		Development Quantity Account No.		Total Estimated Cost	ted Cost	Total Actual Cost	Cost	Status of Work
		- 			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 IL-090- 001L090-108D	Architectural/Engineering Fees Design and Construction Management.	1430 lent.	Multiple propertie 194 units	15	\$ 38,814				
Eastwood , Southwind, Indian Trail & Scattered Sites	Interior, exterior and major system updates. A/C installation at Eastwood including carpentry work for sleeves. Siding repair and gutter and downspout replacement.	od 1460 ss.	Multiple propertie 194 units	s.	\$157,186				
Jericho Circle	Demolition	1485	1461	146 units \$	\$200,000				
AMP 2 IL090-108D Maple Terrace, Centennial House & Centenniel House Annex.	Architectural/Engineering Fees Design and Construction Management	1430 lent	4 Buildings 314 units	12	\$ 5,000				
Maple Terrace, Centennial House & Centenniel House Annex.	Dwelling Units - General physical improvements including boiler replacement, W/H replacement, pump replacement, interior, exterior and major system updates.	mp major	4 Build 3141	4 Buildings\ 314 units	\$50,000				

form HUD-50075.1 (4/2008)

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Authority Wide	Operations	1406	1 Year	\$ 190,000	
	Management Improvements - Staff training, software system update and computer system undate	1408	1 Year	\$ 85,000	
	CFP Administration	1410	2 Years	\$ 96,293	
	Reduce vacancies	1460	1 Year	\$ 10,000	-
	Dwellling Equipment - Nonexpendable	1465.1	2 Years	\$ 40,000	
	Nondwelling Equipment	1475	2 Years	\$ 85,000	
	Relocation	1495.1	2 Years	\$ 10,000	
Total:			-	\$967,293	

 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.

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

		Dates ¹													
	Federal KFY of Grant: 2011	Reasons for Revised Target Dates													
		All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date												
		All Fund (Quarter]	Original Expenditure End Date		9/14/2015	9/14/2015	9/14/2015		9/14/2015	9/14/2015	9/14/2015				
Financing Program		All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date										****		
edule for Capital Fund	Authority	All Fund (Quarter F	Original Obligation End Date		9/14/2013	9/14/2013	9/14/2013		9/14/2013	9/14/2013	9/14/2013	-			
Part III: Implementation Schedule for Capital Fund Financing Program	PHA Name: Aurora Housing Authority	Development Number Name/PHA-Wide Activities		AMP 1 IL-090-001L090-108D AMP 2 IL090-108D	A/E Fees - BLI 1430	Sitework - BLI 1450	Dwelling Units - BLI 1460	Authority-Wide	Operations - BLI 1406	Mgt. Imp BLI 1408	CFP Admin - BLJ 1410				

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

Violence Against Women Act Information

The AHA has adopted the following language as part of the AHA Admissions and Continued Occupancy Policy (ACOP) in response to the Violence Against Women Act:

Excerpt from the Aurora Housing Authority Admissions and Continued Occupancy Plan Chapter 19.3 "OTHER REASONS FOR DENIAL AND TERMINATION"

Other reasons for denial and termination of assistance:

P. Pursuant to the "Violence Against Women Act", the AHAs Public Housing property when/if the family breaks up. The AHA may evict if it can demonstrate an actual and imminent threat to other tenants, employees, or service providers if that tenant's (victim's) tenancy is not terminated. The AHA will consider relevant factors: whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking; whether the threat is a physical danger beyond a speculative threat; whether the threat is likely to happen within a short period of time; whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location. The AHA will require certification by the victim of victim status such as: a police or court record, a person who has assisted or seen the effects of such abuse, a volunteer of a victim service provider, and attorney, a medical or knowledgeable professional, etc. or by completing such forms as the AHA and/or HUD shall prescribe (form HUD-50066). If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the AHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed. The victim will be made aware of services available in the community, such as local agencies for counseling, support groups, emergency shelter and education.

The tenant may utilize the grievance process if not in agreement with the AHA determination.

AHA Dwelling Lease Section 7 "Authority Obligations":

J. Pursuant to the "Violence Against women Act", the AHA will prohibit denial of or eviction of assistance to individuals for reasons related to : incidents of "domestic violence", "dating violence", and "stalking" in which they were a victim as defined in this Act. Confidentiality of certifications of an individual that they are a victim will be properly maintained.

Certification of Domestic Violence, Dating or Stalking

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. 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.

NOTE: If a Victim submits this form, the AHA cannot require any additional evidence from the Victim.

The AHA form for reporting Certification of Domestic Violence, Dating or Stalking, is listed below.

AURORA HOUSING AUTHORITY CERTIFICATION 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:	

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information is a basis for denial of admission, termination of assistance, or eviction.

Printed Name, signature and date

Confidentiality: All information provided to the AHA concerning the incident(s) of domestic violence, dating violence, or stalking relating to the Victim shall be kept confidential by the PHA, owner or management agent, and such details shall not be entered into any shared database. Employees of the PHA, owner, or management agent are not to have access to these details unless to afford or reject VAWA protections to the Victim; and may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by the Victim in writing; (ii) required for use in an eviction proceeding; or (iii) otherwise required by applicable law.

Victim Assistance

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.

Mutual Ground provides:

- 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: 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 Dwelling Lease

Section 8 "Occupancy of the Dwelling Unit and Tenant Obligations"

I. To use only in reasonable manner all electrical, sanitary, heating, ventilating, airconditioning, and other facilities and appurtenances. Tenants are subject to legal action for removing smoke detector or carbon monoxide batteries or the units from the ceiling or not reporting inoperable smoke detectors or carbon monoxide alarms. It is the tenant's responsibility to test these alarms, to replace any required batteries and to notify management in writing of any deficiencies. Tampering with, disconnecting, or removing the batteries from any installed 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.

Resident Notice Issued at time of Move In

Aurora Housing Authority

1630 West Plum Street, Aurora, IL 60506-3462 Phone (630) 859-7210 Fax (630) 859-7219 www.auroraha.org

CARBON MONOXIDE ALARM DETECTOR ACT

Every dwelling unit shall be equipped with at least one approved alarm in operating condition installed within 15 feet of every room used for sleeping purposes.

It is the responsibility of the owner to supply and install all required alarms. It is the responsibility of the tenant to test and provide general maintenance and to notify the owner in writing of any deficiencies. The tenant is responsible for replacement of any required batteries. The owner will initially supply batteries and make sure the alarm is in operating condition at the time the tenant takes possession.

Violations: (a) Willful failure to install or maintain in operating condition is a Class B misdemeanor. (b) Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed 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.

Participant Signature

Date

AHA Representative Signature

Date

AHA 2012 Annual Plan Resident Advisory Board Comments

Did the PHA receive any comments on the AHA 2012 Plan from the Resident Advisory Board members? Yes.

The comments are:

Recommendation from Jim Cofield, Resident Advisory Board member: The concrete walkway and patio area on the east side of Centennial House by the community room is wearing out and needs to be repaired or replaced. The concrete is damaged in some areas.

AHA Response: The problems with the concrete walkway and patio area on the east side of Centennial House by the community room are caused by spalling. Concrete has two layers, a smooth outer surface and a rough, rocky interior. Concrete spalling occurs when the top layer chips away, revealing that rough interior material.

The damaged concrete walkway and patio area will be repaired or replaced as soon as weather permits (probably in the spring). This work is considered routine maintenance. Due to current weather conditions, the needed repair or replacement cannot be performed because concrete must be given time given for curing.

The existing concrete area does not represent a tripping hazard at this time.

AHA 2012 Annual Plan Challenged Elements

At the 2012 Annual Plan Public Hearing, held on December 8, 2011 at 6:30 PM., Rick Lawrence commented that he did not support the AHA efforts to redevelop the Jericho Circle site after the current development is demolished. He stated the proposed development is a "low end" product intended for low income persons, similar to residents that previously resided at Jericho Circle public housing complex.

Rick feels there are enough low income persons living in the City of Aurora and that other communities in the area should provide low income housing and other support services that Aurora has been providing, to help relieve the burden from the City of Aurora and Aurora Public Schools.