

# **Vermilion Housing Authority**



**Board of Commissioners**

**January 21, 2021**

**Board Packet**



Vermilion Housing Authority

1007 Clyman Lane


Danville, IL 61832

☎ (217) 443-0671 ☎ (217) 431-7039

Jaclyn Vinson, Executive Director

---

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director 

DATE: January 15, 2021

SUBJECT: Board of Commissioners Monthly Meeting

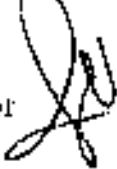
The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, January 21, 2021 at 4:00 p.m. will be held via teleconference.**

JV:sh



1607 Clyman Lane  
Danville, IL 61832  
P (217) 443-0621 F (217) 431-7059  
Jaclyn Vinson, Executive Director

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director 

DATE: January 15, 2021

SUBJECT: Board of Commissioners Monthly Meeting

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, January 21, 2021 at 4:00 p.m. will be held via teleconference.**

Copies of information and business items are enclosed. Please contact me at (217) 444-3101 if you have any questions.

JV:sh  
Enclosures



**BOARD OF COMMISSIONERS  
REGULAR MEETING  
VIA TELECONFERENCE  
THURSDAY, JANUARY 21, 2021  
AGENDA**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda [voice vote]
4. Public and Resident Comments:  
*Comments will be accepted on items listed on the agenda for action at the December Board of Commissioners meeting with a 3 minute limit or with an authorized form signed and turned in prior to the meeting-ED*
5. Approval of December 17, 2020 - VIIA Board Minutes and December 17, 2020 Closed Meeting Minutes (pages 1-14)
6. Police Reports (pages 15-16)
7. Department Reports:
  - (a) Public Housing (page 17)
  - (b) HCV (pages 18-19)
  - (c) Family Services (pages 20-21)
  - (d) Finance (pages 22-41)
  - (e) Personnel (page 42)
8. New Business [all the below items - roll call vote]
  - \* (a) Housing Authority of the City of Danville Authorizing Execution of an Option Agreement with Vermilion Housing Coalition (pages 43-51)
  - \* (b) PHA Annual Plan (pages 52-66)
  - \* (c) 5-Year Action Plan (pages 67-76)
  - \* (d) Centennial Manor Corridor Renovation Bid (pages 77-81)
  - \* (e) Mer Che Manor Corridor Renovation Bid (pages 82-86)



9. Other Business - None
10. Chairman /Commissioner Comments
11. Adjournment

**\*NEED BOARD APPROVAL AND/OR RESOLUTION**

-The next regularly scheduled meeting of the Board of Commissioners is February 18, 2021 via teleconference. We will begin at 4:00 p.m.

MINUTES OF  
DECEMBER 17, 2020  
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in regular session on December 17, 2020 at 4:04 p.m. via Zoom. Chairman O'Shaughnessy asked Llder Parks to lead a prayer in lieu of the "Pledge of Allegiance." Upon roll call requested by Chairman O'Shaughnessy, those present and absent were:

**PRESENT:** Carla Boyd, Alicia Geddis, Chairman Pat O'Shaughnessy, Vice-Chairman Tyson Parks and Lindsay VanFleet  
**ABSENT:** Deanna Witzel and Gary Miller  
**ALSO PRESENT:** Executive Director, Jaclyn Vinson; Executive Administrative Assistant, Sue Harden; Chief Financial Officer, Amber McCoy; Director of Housing Operations, Brittany Savalick; and Prevention Coordinator, Tamara Forthenberry

Chairman O'Shaughnessy called for any additions or deletions to item number 3 on the amended agenda. None were presented. Chairman O'Shaughnessy then called for a motion to approve the amended agenda as presented. Commissioner Geddis moved that the amended agenda be approved as presented. Commissioner Boyd seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O'Shaughnessy opened the floor to public and resident comments, item number 4 on the amended agenda. None were presented.

Chairman O'Shaughnessy asked for any additions or deletions to the minutes from the November 19, 2020 Regular Board Meeting item number 5 on the amended agenda. None were presented. Chairman O'Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Vice Chairman Parks made a motion that the minutes from the November 19, 2020 Regular Board Meeting be approved. Commissioner Boyd seconded the motion. Upon unanimous ayes, the minutes of the November 19, 2020 Regular Board Meeting were approved.

Chairman O'Shaughnessy asked for item number 6 on the amended agenda Police Reports. Mrs. Vinson stated there were 9 police calls for November.

Chairman O'Shaughnessy asked for item number 7 on the amended agenda Director's reports.

**(a) Public Housing** – Brittany Savalick went over the November report. She stated they were at 96% occupancy for all AMPs. She stated that the Phase II demolition

was approved and they have been meeting with the families that will be affected by this. A question and answer session followed.

(b) **HCV/Section 8** – Brittany Savalick went over the November report. She stated that since HCV waitlist opened, they have received over 2,000 applications. She stated most of those are duplicates and they are in the process of reviewing them. She stated as of December 1<sup>st</sup>, they have 460 active vouchers. A question and answer session followed.

(c) **Family Services** – Tamara Forthenberry went over the November report.

(d) **Finance** – Amber McCoy went over the Finance, TAR's and Expenditures Reports for November. A question and answer session followed.

(e) **Personnel** – Mrs. Vinson went over the November report.

Chairman O'Shaughnessy asked if there were any other questions regarding the reports. None were presented.

Chairman O'Shaughnessy asked for item number 8 on the amended agenda – Write Off Policy; Fair Oaks Utility Replacement; Beeler Terrace Playground; Audit RFP Award; Task Order #4 – Master Agreement for General Contracting – Parkview Court and Task Order #5 – Master Agreement for General Contracting – Parkview Court.

(a) **Write Off Policy** – Mrs. Vinson went over the policy. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Boyd made a motion to approve the Write Off Policy. Commissioner Geddis seconded it.

#### **RESOLUTION NO. 2020-37**

#### **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Write Off Policy; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Write Off Policy.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Write Off Policy which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, L. Parks and L. Vanfleet  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

**(b) Fair Oaks Utility Replacement** Mrs. Vinson went over the utility replace. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Geddis made a motion to approve the Fair Oaks Utility Replacement. Vice Chairman Parks seconded it.



**RESOLUTION NO. 2020-38**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve a project agreement with Farnsworth Group for the Fair Oaks Site Utility Replacement not to exceed \$34,800.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a project agreement with Farnsworth Group for the Fair Oaks Site Utility Replacement not to exceed \$34,800.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Fair Oaks Utility Replacement which produced the following:

AYES: A. Geddis, P. O'Shaughnessy, T. Parks, L. VanFleet and C. Boyd  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **Beeler Terrace Playground** – Mrs. Vinson went over the quotes. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Geddis made a motion to approve the Beeler Terrace Playground. Commissioner Boyd seconded it.

### RESOLUTION NO. 2020-39

#### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve GameTime c/o Cunningham Recreation for a playground at Beeler Terrace not to exceed \$68,672.29; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of GameTime c/o Cunningham Recreation for a playground at Beeler Terrace not to exceed \$68,672.29.

Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Beeler Terrace Playground which produced the following:

AYES: P. O'Shaughnessy, T. Parks, L. VanFleet, C. Boyd and A. Geddis  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(d) **Audit RFP Award** – Amber McCoy went over the Audit RFP. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Geddis made a motion to approve the Audit RFP Award. Vice Chairman Parks seconded it.

#### RESOLUTION NO. 2020-40

#### RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the contract for Hawkins Ash to perform the annual audits for fiscal years 2021, 2022 and 2023, with the opportunity to extend the contract for an additional two (2) years at a later date, for a two (2) year all-inclusive cost of \$28,000.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vennilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract for Hawkins Ash to perform the annual audits for fiscal years 2021, 2022 and 2023, with the opportunity to extend the contract for an additional two (2) years at a later date, for a two (2) year all-inclusive cost of \$28,000.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Audit RFP Award which produced the following:

AYES: T. Parks, L. VanFleer, C. Boyd, A. Goddis and P. O'Shaughnessy  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

**(e) Task Order #4 – Master Agreement for General Contracting Parkview Court** – Mrs. Vinson went over Task Order #4. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Goddis made a motion to approve the Task Order #4 Master Agreement for General Contracting. Vice Chairman Parks seconded it. Upon unanimous ayes, motion carried.

00000007

**RESOLUTION NO. 2020-42**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Task Order #4 of the Master Agreement for General Consulting, Master Planning & Pre-Development Services between Housing Authority of the City of Danville and S.E. Clark & Associates, Inc.; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Task Order #4 of the Master Agreement for General Consulting, Master Planning & Pre-Development Services between Housing Authority of the City of Danville and S.E. Clark & Associates, Inc.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Task Order #4 – Master Agreement for General Contracting – Parkview Court which produced the following:

AYES: L. VanFleet, C. Boyd, A. Geddis, P. O'Shaughnessy and T. Parks  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

**(1) Task Order #5 – Master Agreement for General Contracting – Parkview Court** – Mrs. Vinson went over Task Order #5. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Boyd made a motion to approve the Task Order #5 – Master Agreement for General Contracting – Parkview Court. Commissioner Geddis seconded it. Upon unanimous ayes, motion carried.

### **RESOLUTION NO. 2020-43**

#### **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the Task Order #5 of the Master Agreement for General Consulting, Master Planning & Pre-Development Services between Housing Authority of the City of Danville and S.L. Clark & Associates, Inc.; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

00000009

- Section 1. The findings and recitations hereinaabove set forth are adopted and found to be true.
- Section 2. Approval of the Task Order #5 of the Master Agreement for General Consulting, Master Planning & Pre-Development Services between Housing Authority of the City of Danville and S.F. Clark & Associates, Inc.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Task Order #5 Master Agreement for General Contracting Parkview Court which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, J. Parks and  
L. VanFleet  
 NAYES: None  
 ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the amended agenda Other Business. None was presented.

Chairman O'Shaughnessy asked for item 10 on the amended agenda - Chairman/Commissioner Comments. None were presented.

Chairman O'Shaughnessy asked for a motion and a second to go into Closed Session for Personnel Matters Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of a specific employce of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority.

Commissioner Geddis moved to go into closed session to discuss the above-matter. Vice Chairman Parks seconded the motion. Upon unanimous vote, Chairman

O'Shaughnessy thereupon declared said motion carried and moved into closed session at 4:45 p.m.

Commissioner Boyd made a motion to come out of closed session. Vice Chairman Parks seconded the motion and reconvened into open session at 5:30 p.m. Chairman O'Shaughnessy then asked for a motion and a second to put the resolution to a vote on the Executive Director's Contract. Commissioner Geddis made the motion and C. Boyd seconded it.

**RESOLUTION NO. 2020-41**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve the Executive Director's contract with conditions set forth therein for the period of January 1, 2021 to December 31, 2022; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action,

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Executive Director's contract with conditions set forth therein for the period of January 1, 2021 to December 31, 2022.



Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Executive Director's Contract which produced the following:

AYES: C. Boyd, A. Geddis, P. O'Shaughnessy, T. Parks and L. VanFleet  
NAYES: None  
ABSENT: D. Witzel and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy stated that with the amended agenda items satisfied he would entertain a motion to adjourn the meeting. Vice Chairman Parks made the motion to adjourn. Commissioner Geddis seconded the motion. Upon a unanimous vote the meeting was adjourned at 5:35 p.m.

\_\_\_\_\_ Date: \_\_\_\_\_

Chairman  
The Housing Authority of the City of  
Danville, Illinois d/b/a Vermilion Housing Authority,  
Board of Commissioners

\_\_\_\_\_ Date: \_\_\_\_\_

Secretary/Treasurer  
The Housing Authority of the City of  
Danville, Illinois d/b/a Vermilion Housing Authority,  
Board of Commissioners

**VHA - Police Reports in Commercial News - December 2020**

<b>Date</b>	<b>Type</b>	<b>Location</b>	<b>Description</b>
12/1/2020	Police	Churchill	Domestic battery in the 100 block of East Seminary
12/3/2020	Police	Mer Che	Theft in the 700 block of Oak Street
12/4/2020	Police	Fair Oaks	Theft in the 900 block of Redden
12/12/2020	Police	Fair Oaks	Possession of drug paraphernalia in the 900 block of Hubbard Lane
12/13/2020	Police	Mer Che	Criminal damage to property in the 700 block of Oak Street
12/15/2020	Police	Fair Oaks	Domestic battery in the 900 block of Campbell Lane
12/15/2020	Police	Fair Oaks	Disorderly conduct in the 1700 block of East Fairchild
12/22/2020	Police	Fair Oaks	Reckless discharge of a firearm in the 1600 block of East Fairchild
12/22/2020	Police	Beeler	Domestic battery in the 300 block of North Washington Avenue
12/24/2020	Police	Fair Oaks	Criminal trespass in the 900 block of Redden Court
12/31/2020	Police	PVC	Criminal trespass at Parkview Court
Year to Date Comparisons on Nex Page			

FY 2021		FY 2020		FY 2021		FY 2020	
2021		2020		2021		2020	
YTD Police: 184				YTD Police: 184			
<b>Total Police Calls</b>							
March:	15						
February:	16						
January:	20						
December:	11	10					
November:	9	13					
October:	23	25					
September:	33	29					
August:	33	34					
July:	34	31					
June:	14	46					
May:	18	30					
April:	-2	18					
<b>Total Calls for the Month: 11</b>				<b>Total Calls for the Month: 184</b>			

- 0 - All Calls
- 11 - Police Station
- 12 - No. 212
- 13 - No. 212
- 14 - No. 212
- 15 - No. 212
- 16 - No. 212
- 17 - No. 212
- 18 - No. 212
- 19 - No. 212
- 20 - No. 212
- 21 - No. 212
- 22 - No. 212
- 23 - No. 212
- 24 - No. 212
- 25 - No. 212
- 26 - No. 212
- 27 - No. 212
- 28 - No. 212
- 29 - No. 212
- 30 - No. 212
- 31 - No. 212
- 32 - No. 212
- 33 - No. 212
- 34 - No. 212
- 35 - No. 212
- 36 - No. 212
- 37 - No. 212
- 38 - No. 212
- 39 - No. 212
- 40 - No. 212
- 41 - No. 212
- 42 - No. 212
- 43 - No. 212
- 44 - No. 212
- 45 - No. 212
- 46 - No. 212
- 47 - No. 212
- 48 - No. 212
- 49 - No. 212
- 50 - No. 212
- 51 - No. 212
- 52 - No. 212
- 53 - No. 212
- 54 - No. 212
- 55 - No. 212
- 56 - No. 212
- 57 - No. 212
- 58 - No. 212
- 59 - No. 212
- 60 - No. 212
- 61 - No. 212
- 62 - No. 212
- 63 - No. 212
- 64 - No. 212
- 65 - No. 212
- 66 - No. 212
- 67 - No. 212
- 68 - No. 212
- 69 - No. 212
- 70 - No. 212
- 71 - No. 212
- 72 - No. 212
- 73 - No. 212
- 74 - No. 212
- 75 - No. 212
- 76 - No. 212
- 77 - No. 212
- 78 - No. 212
- 79 - No. 212
- 80 - No. 212
- 81 - No. 212
- 82 - No. 212
- 83 - No. 212
- 84 - No. 212
- 85 - No. 212
- 86 - No. 212
- 87 - No. 212
- 88 - No. 212
- 89 - No. 212
- 90 - No. 212
- 91 - No. 212
- 92 - No. 212
- 93 - No. 212
- 94 - No. 212
- 95 - No. 212
- 96 - No. 212
- 97 - No. 212
- 98 - No. 212
- 99 - No. 212
- 100 - No. 212

\*Include County Properties as well

Monthly Occupancy Report			
December 31, 2020			
AMP	OCCUPIED UNITS	TOTAL UNITS PER AMP	OCCUPIED UNIT %
AMP 101-Fair Oaks	237	260	91%
AMP 102- Mer Che	88	93	95%
AMP 103- Beeler Terrace, Churchill Towers, Madison Court	108	108	100%
AMP 104- County Sites	178	212	84%
TOTAL THIS MONTH:	611	673	92%
TOTAL LAST MONTH:	640	673	96.0%

\* DO NOT CHANGE HIGHLIGHTED FIELDS

00000017

## HCV December 2020 Board Report

### UTILIZATION

- New Admissions: 6
- Terminations: 5
  - 1- Deceased
  - 1- Absorbed Port
  - 1- Program Compliance
  - 1- Voluntary

We have issued 7 new vouchers in the month of December from our waiting list. We opened our waiting list on December 7, 2020 and closed it on December 10, 2020. We received over 2,000 online applications. We are working on getting those inputted into the system and on the waiting list.

We met with all families impacted by Fair Oaks Phase I Demolition in December and developed a relocation plan for each of them. Out of the 92 units being demolished, 6 transfers have been completed. These families have made the decision to remain in Low-Income Public Housing with our agency. We are working on the eligibility of those that chose the voucher route. When/if found eligible, these families will be invited to a briefing appointment and issued a Housing Choice Voucher.

Month	Year		FUP	Reg.	VASH	VASH16	CP	Port-Out	PMII	2020 Total
	2019	2020								
1	387	449	9	337	47	51	5	11	4	464
2	387	454								
3	384	460								
4	390	470								
5	402	458								
6	403	460								
7	407	469								
8	403	469								
9	406	464								
10	417	466								
11	425	465								
12	436	463								
<b>Grand Total:</b>	<b>4849</b>	<b>5547</b>	<b>9</b>	<b>337</b>	<b>47</b>	<b>51</b>	<b>5</b>	<b>11</b>	<b>4</b>	<b>464</b>

### Legend:

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

**FUNDING**

Month	UML	Leasing	Month	ABA	HAP	NRA	PUC	
JAN	910	461	50%	JAN	\$187,550	\$213,614	11.3%	\$466.50
FEB	910	461	50%	FEB	\$244,553	\$213,457	11.3%	\$466.93
MAR	910	461	50%	MAR	\$193,189	\$219,911	11.3%	\$467.03
APR	910	461	50%	APR	\$189,901	\$224,219	11.3%	\$467.10
MAY	910	463	50%	MAY	\$189,901	\$209,723	11.3%	\$456.91
JUN	910	463	51%	JUNE	\$189,901	\$213,211	11.2%	\$461.33
JULY	910	463	51%	JULY	\$189,901	\$219,809	11.0%	\$468.08
AUG	910	463	51%	AUG	\$189,907	\$217,320	11.5%	\$468.21
SEP	910	464	51%	SEP	\$189,901	\$211,173	11.1%	\$455.14
OCT	910	464	51%	OCT	\$189,901	\$214,881	11.3%	\$463.91
NOV	910	464	51%	NOV	\$189,901	\$217,817	11.4%	\$469.43
YTD	10,610	463	51%	YTD	\$2,144,306	\$2,373,629	11.3%	\$466.50

- UMA- Unit Months Available
- UML- Unit Months Leased
- ABA- Annual Budget Authority
- HAP- Housing Assistance Payment
- NRA- Net Restricted Assets
- PUC- Per Unit Cost (Average)

00000019

**FAMILY SERVICES MONTHLY ACTIVITY REPORT - Month Ending: DECEMBER 2020**

**I. PROGRAM STATISTICS**

**This reporting information includes unduplicated monthly totals per grant program.**

**FAMILY SERVICES:**

- The Family Services department is continuing to build partnerships in the community
- Working with the Hope Center to stay in touch with families
- Assisted the Hope Center Christmas Store

**COMPREHENSIVE PREVENTION GRANTS:**

**TEEN PREGNANCY PREVENTION**

- PRFP webinars
- Continuing 2<sup>nd</sup> quarter sessions at North Ridge
- Creating PowerPoint sessions for remote facilitation

**II. MEETINGS HELD/ STAFF TRAINING ATTENDED DURING THE MONTH:**

- VHA Board meeting
- VHA staff meeting
- Assisted the Director of Housing Operations

**MONTHLY PROGRAM HIGHLIGHTS - (grants applied for and awarded, success stories, special meetings/events, description of new staff, special holiday events, major youth sports events, awards, competitions)**

**Department of Human Services**

- Continuing Draw the Line/Respect the Line implementation
- Scheduling 3<sup>rd</sup> quarter sessions
- IPP webinars
- IPP reporting

**News from The Hope Center:**

- Fall programming:
  - 9:30-10:45 AM Elementary Students
  - 12:00-1:30 PM Elementary Students
  - 2:30-4:00 PM Middle and High School Students

We had our Christmas Store on December 5 in the Community Room. We scheduled fewer people and spread them out more so that we could practice appropriate cleaning and disinfecting, but almost everyone who signed up for a time slot showed up! Overall, we had 29 families shop, and they were able to pick out some great gifts for their kids!

We also did a thrift store the following week at 1037 Belton, where families could sign up and come and purchase clothes, household products, and some toys at a very low cost! We had 21 families come through the thrift store over 3 days, and they were all able to get some great items!

As far as our regular programming for students, we have anywhere from 4-10 kids at the Hope Center each day (masks, social distancing, wellness checks). The kids who come really need and benefit from the academic support and access to Wi-Fi to take care of their schoolwork and to get on their classes.

Since we cannot do family game nights at the Hope Center currently, to the families who participate regularly at the Hope Center, we recently sent home a family game night bag with games and activities families can do together to encourage family bonding. We are also hoping to do more for parents in the coming months, including a women's discussion group that starts January 15.

[www.facebook.com/hopecenterdanville](https://www.facebook.com/hopecenterdanville)

### **News from The Dwelling Place**

Continuing to serve the community.

00000021





To: *Judith Vinson, Executive Director*  
 From: *Amber McCoy, Chief Financial Officer*  
 Date: *January 7, 2021*  
 Re: *Finance Report*

**Public Housing Operating Fund**

	December 2020	FY 21 YTD
CCC	\$14,086.00	311,764.68
AMP 101	\$107,021.82	3707,077.72
AMP 102	\$6,897.48	(\$23,704.85)
AMP 103	\$276.55	3519.77
AMP 104	\$16,354.18	(\$1,137.22)
Total	\$145,336.03	3791,235.80

**Section 8**

Section 8 is currently showing a loss of \$3,376.17 for the month, and an overall goal of \$68,958.58 for the year.

**Food Program**

HACD received a payment this month for the Food Program Prevention Grant of \$13,175.27; however, we have received the full amount of the amount of \$7,043.97. HACD has been paid through November 2020.

**Public Housing Capital Fund**

Capital Fund 2018, HACD, funds were drawn down in the amount of \$68,745.00. Capital Fund 2019, HACD, funds were drawn down in the amount of \$30,102.34. Capital Fund 2019, VCHA, funds were drawn down in the amount of \$2,788.48. Capital Fund 2020, HACD, funds were drawn down in the amount of \$6,105.00. Capital Fund 2020, VCHA, funds were drawn down in the amount of \$7,249.41.

**CARE's Air Payroll**

	December 2020	Expended Crus-To-Dubs	App. Acc. Balance
AMP 101	\$5,575.53	\$174,757.57	\$142,134.60
AMP 102	\$2,615.11	\$42,262.72	\$21,567.28
AMP 103	\$2,508.80	\$35,225.56	\$6,678.44
AMP 104	\$2,681.41	\$65,509.22	\$75,206.76
HCV - Section 8	\$-14.24	\$42,092.80	\$21,269.50
Total	\$13,195.89	\$360,858.87	\$227,766.64

**Team Receivables Outstanding**

Team accounts receivables for the month have increased in total to \$39,416.41.

**Notable AP Expenditures**

ARCMA	\$256,677.00	Annual insurance payment.
Employee Software	\$55,375.00	Annual maintenance agreement for desktop software.
Midwest Asphalt Co.	\$13,165.00	Asphalt work at Reeler's entrance.
S.T.A. Group	\$9,796.60	Security sensor work and replacement on hair units.
Telecom Inc.	\$18,745.00	Cleaning and televising of the sewer lines at Baker Terrace.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 12/31/2023

Assets	Total Public Housing	100 COCY	101 Fair Oaks	102 Beecher CIP Madison	103 Atreche	104 Comely	900 HCY
11101 Gen Fund	2,191,201.80	2,194,701.86	0.00	0.00	0.00	0.00	0.00
11106 RCY Fund	0.00	0.00	0.00	0.00	0.00	0.00	226,185.43
11700 Party Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
11200 Interfund	7,427.38	(5,974,597.81)	1,601.48	(86,256.65)	265,654.96	229,083.92	(239.99)
11220 AR Tenants	35,316.11	0.00	14,741.73	515.75	2,212.25	20,551.65	174,513.35
11225 Allow Doubtful	(3,348.95)	0.00	(69.00)	(25.00)	(17.85)	(2,703.00)	(174,513.35)
13100 Prepaid P/C	73,311.00	73,311.00	0.00	0.00	0.00	0.00	0.00
13101 Prepaid P/c	(78,463.50)	502.00	71,391.91	25,150.73	20,364.86	53,091.78	4,812.79
13102 Prepaid Soft	0.00	0.00	0.00	0.00	0.00	0.00	4,422.95
13103 Prepaid CCY	0.00	0.00	0.00	0.00	0.00	0.00	500.00
14001 Utilities	221,254.98	0.00	181,290.68	1,772.00	12,492.00	0.00	44,290.55
14002 Expenses	1,797,970.31	95,051.00	404,679.32	7,763.20	3,769.89	384,479.88	0.00
14003 Development	15,750,000.82	325,411.90	2,161,329.32	2,542,197.00	1,361,757.60	11,368,344.00	0.00
14004 Structures	25,000.00	851,292.97	27,295,033.71	8,051,277.08	2,651,185.10	210,627.00	0.00
14005 Acct. Debits	(16,785,289.36)	(1,256,016.22)	(2,483,322.75)	(11,175,481.00)	(4,157,261.82)	(8,733,970.11)	(23,001.49)
14006 Fund	91,551.00	29,160.33	457,765.05	15,874.3	157,101.69	191,380.00	0.00
14008 Fund	1,841,122.54	0.00	1,947,445.30	1,537,648.00	958,821.41	0.00	0.00
<b>Total Assets</b>	<b>\$ 14,203,146.92</b>	<b>\$ 403,227.25</b>	<b>\$ 4,851,688.07</b>	<b>\$ 2,822,864.46</b>	<b>\$ 2,025,588.88</b>	<b>\$ 4,099,778.26</b>	<b>\$ 256,553.53</b>
<b>Liability</b>							
21100 AF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21100 Sec Dep	79,332.25	0.00	36,100.35	9,649.00	3,700.00	29,874.00	0.00
21104 Health Ins	(5,579.95)	(3,370.90)	0.00	0.00	0.00	0.00	0.00
21105 Dental Ins	(1,069.00)	(1,569.89)	0.00	0.00	0.00	0.00	0.00
21115 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21117 Health Plans	452.71	452.71	0.00	0.00	0.00	0.00	0.00
21125 Vision	151.40	164.40	0.00	0.00	0.00	0.00	0.00
21125 Life Ins	(433.82)	(749.89)	0.00	0.00	0.00	0.00	0.00
21129 Rent Insurance	19,751.4	0.00	6,823.28	4,690.71	2,074.63	1,834.78	0.00
21129 Storage	25,130	522.39	0.00	0.00	0.00	0.00	0.00
21200 Accrued P/C	51,024.55	13,529.39	17,511.81	1,389.59	1,448.88	11,254.08	6,662.68
21200 Accrued Exp	1,940.28	965.98	1,370.25	41.77	210.24	660.94	139.81
21300 EPC Acc Int	68,282.48	0.00	15,023.14	34,501.58	17,523.16	0.00	0.00
21300 EPC Cur Pdn	57,051.19	0.00	12,547.57	29,651.17	14,328.90	0.00	0.00
21300 EPC Inv	21,475.70	0.00	4,813.66	11,373.89	3,687.71	0.00	0.00
21300 EPC Reg Fees	10,255.92	0.00	(1,490.34)	1,016.75	6,998.23	0.00	0.00
21340 Accrued Exp	31,295.37	19,747.15	7,723.84	1,160.97	3,121.66	4,518.63	3,271.99
21370 P. Int	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21400 Prepaid Items	9,525.88	0.00	1,380.75	2,760.58	1,225.50	4,321.75	0.00
21500 Operating Reserve	0.00	0.00	0.00	0.00	0.00	0.00	75,261.50
25000 Long EPC	2,226,279.28	0.00	251,352.11	1,219,186.18	661,891.00	0.00	0.00
<b>Total Liability</b>	<b>\$ 2,871,480.14</b>	<b>\$ 19,605.07</b>	<b>\$ 332,870.54</b>	<b>\$ 1,458,237.85</b>	<b>\$ 724,182.30</b>	<b>\$ 56,384.38</b>	<b>\$ 83,431.89</b>
<b>Equity</b>							
28000 Net P/c Assets	8,196,906.55	59,610.44	1,901,573.12	1,288,567.54	1,415,417.10	3,831,298.33	4,870.10
28060 Unassigned	3,611,510.21	295,907.60	3,880,670.32	518,628.89	(1,260.66)	214,612.97	100,430.42
28100 Unreserved	(1,467,999.53)	0.00	(570,753.50)	(24,645.27)	(102,250.68)	0.00	0.00
28200 Ret. of EPC	0.00	0.00	0.00	0.00	0.00	0.00	16,973.19
<b>Total</b>	<b>\$ 10,340,417.18</b>	<b>\$ 269,918.10</b>	<b>\$ 3,811,490.81</b>	<b>\$ 2,411,681.16</b>	<b>\$ 1,300,896.81</b>	<b>\$ 4,046,551.30</b>	<b>\$ 138,399.06</b>
Current Year ITAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (23,843.00)
Change Year Over +/-	\$ 791,245.60	\$ 11,700.30	\$ 797,407.72	\$ (28,004.55)	\$ 519.77	\$ 13,357.42	\$ 68,976.58
Current Year Net Assets	\$ 791,245.60	\$ 114,704.09	\$ 797,407.72	\$ (28,004.55)	\$ 519.77	\$ (3,487.42)	\$ 38,132.58
Final Equity	\$ 11,631,666.78	\$ 283,622.18	\$ 4,518,817.33	\$ 2,384,626.61	\$ 1,301,406.58	\$ 4,043,193.88	\$ 173,421.64
<b>Liabilities &amp; Net Assets</b>	<b>\$ 14,203,146.92</b>	<b>\$ 403,227.25</b>	<b>\$ 4,851,688.07</b>	<b>\$ 2,822,864.46</b>	<b>\$ 2,025,588.88</b>	<b>\$ 4,099,778.26</b>	<b>\$ 256,553.53</b>

00000028

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
**December 2021**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 823,032.00	\$ 77,071.00	\$ 552,015.64	80%
Non - Dwelling Rental	\$ 15,560.00	\$ 920.00	\$ 15,180.00	92%
Interest Income	\$ 13,500.00	\$ 358.52	\$ 7,511.44	39%
Other Income	\$ 320,874.00	\$ 5,195.21	\$ 51,038.00	14%
Subsidy	\$ 3,455,403.00	\$ 377,053.00	\$ 2,786,833.00	80%
<b>Total Revenue</b>	<b>\$ 4,728,369.00</b>	<b>\$ 461,057.73</b>	<b>\$ 3,522,282.08</b>	<b>75%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 585,515.00	\$ 45,152.30	\$ 403,208.59	69%
Legal	\$ 16,163.00	\$ -	\$ 16,752.73	104%
PBA Mngt. Exp.	\$ -	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 1,638.00	\$ 1,749.00	\$ 6,177.88	255%
Other Administrative Exp	\$ 136,893.00	\$ 3,285.32	\$ 111,664.92	82%
<b>Total Administrative Expense</b>	<b>\$ 740,309.00</b>	<b>\$ 50,187.21</b>	<b>\$ 532,004.12</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 16,176.00	\$ 1,523.68	\$ 13,012.90	80%
<b>Total Tenant Services Expenses</b>	<b>\$ 16,176.00</b>	<b>\$ 1,523.68</b>	<b>\$ 13,012.90</b>	
<b>Total Utility Expenses</b>	<b>\$ 592,924.00</b>	<b>\$ 47,904.29</b>	<b>\$ 431,138.50</b>	<b>73%</b>
<i>Maintenance</i>				
Salaries	\$ 651,208.00	\$ 43,507.14	\$ 378,150.18	57%
Materials	\$ 233,500.00	\$ 17,814.50	\$ 118,035.22	50%
Contracts	\$ 509,815.00	\$ 25,721.47	\$ 282,022.09	55%
<b>Total Maintenance Expenses</b>	<b>\$ 1,405,023.00</b>	<b>\$ 87,443.21</b>	<b>\$ 778,205.49</b>	
<i>General Expenses</i>				
Insurance	\$ 150,476.00	\$ 14,123.00	\$ 126,167.54	74%
Employee Benefits	\$ 620,444.00	\$ 60,240.57	\$ 429,776.91	69%
Depreciation Expense	\$ 425,425.00	\$ 28,816.77	\$ 259,350.93	61%
Casualty Losses	\$ 5,000.00	\$ -	\$ 10,000.00	0%
Collection Losses	\$ 67,345.00	\$ 795.55	\$ (8,853.67)	-14%
PILOT	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 238,243.00	\$ 15,832.97	\$ 159,339.76	67%
<b>Total General Expenses</b>	<b>\$ 1,520,933.00</b>	<b>\$ 128,707.92</b>	<b>\$ 975,771.47</b>	
<b>Total Expenses</b>	<b>\$ 4,275,375.00</b>	<b>\$ 315,726.31</b>	<b>\$ 2,730,982.48</b>	<b>64%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 452,994.00</b>	<b>\$ 145,231.42</b>	<b>\$ 791,299.60</b>	

Percent of Budget Month 9 of 12

75%

00000024

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 91,874.00	\$ -	\$ 432.00	0%
Subsidy	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ 91,874.00</b>	<b>\$ -</b>	<b>\$ 432.00</b>	<b>0%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 294,515.00	\$ 20,821.01	\$ 714,004.18	73%
Legal	\$ 1,521.00	\$ -	\$ 1,485.00	92%
PBA Mgmt. Exp.	\$ (417,300.00)	\$ (51,062.50)	\$ (478,892.50)	115%
Mileage/Travel/Training	\$ 500.00	\$ 1,726.76	\$ 7,899.76	580%
Other Administrative Exp	\$ 27,446.00	\$ (301.12)	\$ 15,066.82	55%
<i>Total Administrative Expenses</i>	<i>\$ (92,918.00)</i>	<i>\$ (28,817.85)</i>	<i>\$ (245,436.74)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 18,315.00</i>	<i>\$ 726.87</i>	<i>\$ 20,853.15</i>	<i>56%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 342.00	\$ -	\$ -	0%
Contracts	\$ 5,500.00	\$ 808.02	\$ 2,097.64	147%
<i>Total Maintenance Expenses</i>	<i>\$ 5,842.00</i>	<i>\$ 808.02</i>	<i>\$ 2,097.64</i>	
<i>General Expenses</i>				
Insurance	\$ 549.00	\$ 45.73	\$ 411.75	75%
Employee Benefits	\$ 158,027.00	\$ 13,134.75	\$ 111,801.92	71%
Depreciation Expense	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
PH.01	\$ -	\$ -	\$ -	0%
Energy Per/Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 158,576.00</i>	<i>\$ 13,170.50</i>	<i>\$ 112,213.67</i>	
<b>Total Expenses</b>	<b>\$ 90,815.00</b>	<b>\$ (13,108.66)</b>	<b>\$ (124,272.08)</b>	<b>-126%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,059.00</b>	<b>\$ 14,108.66</b>	<b>\$ 114,704.08</b>	

Percent of Budget Month 9 of 12

75%

00000025

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Fair Oaks AMP 101**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 156,264.00	\$ 12,095.00	\$ 113,279.25	77%
Non - Dwelling Rental	\$ 16,560.00	\$ 220.00	\$ 15,180.00	92%
Interest Income	\$ 7,605.00	\$ 336.72	\$ 2,925.46	39%
Other Income	\$ 73,000.00	\$ 3,040.22	\$ 28,822.58	39%
Subsidy	\$ 7,634,550.00	\$ 228,813.00	\$ 1,718,420.00	23%
<b>Total Revenue</b>	<b>\$ 7,887,979.00</b>	<b>\$ 246,807.93</b>	<b>\$ 1,878,631.29</b>	<b>24%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 128,775.00	\$ 10,631.35	\$ 83,171.17	65%
Legal	\$ 8,481.00	\$ -	\$ 4,010.00	47%
PBA Mngl. Exp.	\$ 144,000.00	\$ 21,737.50	\$ 209,500.00	146%
Mileage/Travel/Training	\$ -	\$ -	\$ 9.09	0%
Other Administrative Exp	\$ 49,377.00	\$ 1,577.32	\$ 39,275.19	80%
<b>Total Administrative Expense</b>	<b>\$ 330,633.00</b>	<b>\$ 33,946.17</b>	<b>\$ 329,965.45</b>	<b>100%</b>
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 7,176.00	\$ 578.67	\$ 4,942.11	69%
<b>Total Tenant Services Expenses</b>	<b>\$ 7,176.00</b>	<b>\$ 578.67</b>	<b>\$ 4,942.11</b>	<b>69%</b>
<b>Total Utility Expenses</b>	<b>\$ 255,350.00</b>	<b>\$ 23,427.15</b>	<b>\$ 195,966.46</b>	<b>76%</b>
<i>Maintenance</i>				
Salaries	\$ 301,572.00	\$ 17,200.72	\$ 151,034.99	50%
Materials	\$ 158,000.00	\$ 6,633.33	\$ 56,854.78	36%
Contracts	\$ 298,505.00	\$ 14,780.72	\$ 124,372.29	42%
<b>Total Maintenance Expenses</b>	<b>\$ 758,077.00</b>	<b>\$ 38,614.77</b>	<b>\$ 332,261.06</b>	<b>44%</b>
<i>General Expenses</i>				
Insurance	\$ 72,725.00	\$ 6,060.45	\$ 53,604.05	74%
Employee Benefits	\$ 175,090.00	\$ 25,530.77	\$ 122,420.73	70%
Depreciation Expense	\$ 131,537.00	\$ 10,962.64	\$ 98,662.76	75%
Casualty Losses	\$ 5,000.00	\$ -	\$ 5,000.00	0%
Collection Losses	\$ 30,000.00	\$ (445.40)	\$ (10,023.27)	-33%
PILAF	\$ -	\$ -	\$ -	0%
Energy Perf. Cont. Expense	\$ 65,797.00	\$ 1,044.94	\$ 30,512.32	41%
<b>Total General Expenses</b>	<b>\$ 513,675.00</b>	<b>\$ 43,153.35</b>	<b>\$ 389,167.49</b>	<b>74%</b>
<b>Total Expenses</b>	<b>\$ 1,804,915.00</b>	<b>\$ 120,786.11</b>	<b>\$ 1,171,223.57</b>	<b>65%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 423,064.00</b>	<b>\$ 127,021.82</b>	<b>\$ 707,407.72</b>	

**Vermillion Housing Authority**  
**Operating Statement - Public Housing - Boeley/Madison/Churchill AMP 102**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 176,820.00	\$ 16,341.00	\$ 141,997.25	80%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 3,120.00	\$ 128.06	\$ 1,201.85	39%
Other Income	\$ 37,000.00	\$ 237.73	\$ 4,960.02	13%
Subsidy	\$ 492,353.00	\$ 50,106.00	\$ 356,005.00	72%
<b>Total Revenue</b>	<b>\$ 710,293.00</b>	<b>\$ 66,823.71</b>	<b>\$ 504,164.12</b>	<b>71%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 56,051.00	\$ 4,647.42	\$ 35,481.27	63%
Legal	\$ 457.00	\$ -	\$ -	0%
PBA Mgmt. Exp.	\$ 77,640.00	\$ 2,100.00	\$ 77,992.50	100%
Mileage/Travel/Training	\$ 408.00	\$ -	\$ 104.82	48%
Other Administrative Exp	\$ 13,956.00	\$ 674.47	\$ 13,362.00	96%
<i>Total Administrative Expense</i>	<i>\$ 148,516.00</i>	<i>\$ 13,421.89</i>	<i>\$ 127,071.67</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,520.00	\$ 249.67	\$ 2,132.29	85%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,520.00</i>	<i>\$ 249.67</i>	<i>\$ 2,132.29</i>	
<i>Total Utility Expenses</i>	<i>\$ 85,139.00</i>	<i>\$ 4,467.75</i>	<i>\$ 57,549.50</i>	<i>68%</i>
<i>Maintenance</i>				
Salaries	\$ 85,154.00	\$ 6,520.44	\$ 55,223.48	65%
Materials	\$ 27,234.00	\$ 5,896.29	\$ 20,205.89	74%
Contracts	\$ 61,034.00	\$ 2,708.73	\$ 41,860.57	72%
<i>Total Maintenance Expenses</i>	<i>\$ 173,462.00</i>	<i>\$ 15,125.46</i>	<i>\$ 113,289.94</i>	
<i>General Expenses</i>				
Insurance	\$ 23,867.00	\$ 1,988.94	\$ 17,900.46	75%
Employee Benefits	\$ 75,518.00	\$ 6,282.81	\$ 52,581.07	69%
Depreciation Expense	\$ 103,503.00	\$ 8,825.29	\$ 77,027.61	75%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ (818.20)	0%
PILOT	\$ -	\$ -	\$ -	0%
Energy Performance Expense	\$ 95,297.00	\$ 8,892.02	\$ 79,484.96	84%
<i>Total General Expenses</i>	<i>\$ 299,185.00</i>	<i>\$ 26,689.06</i>	<i>\$ 227,175.90</i>	
<b>Total Expenses</b>	<b>\$ 738,822.00</b>	<b>\$ 59,853.88</b>	<b>\$ 333,378.67</b>	<b>75%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,471.00</b>	<b>\$ 5,869.83</b>	<b>\$ (28,024.55)</b>	

Percent of Budget Month 9 of 12

75%

00000027

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 179,076.00	\$ 14,601.00	\$ 134,034.50	75%
Non - Dwelling Rental	\$ -	\$ -	-	0%
Interest Income	\$ 2,730.00	\$ 121.39	\$ 1,051.52	35%
Other Income	\$ 32,000.00	\$ 1,394.75	\$ 6,105.30	19%
Subsidy	\$ 288,467.00	\$ 30,080.00	\$ 217,244.00	75%
<b>Total Revenue</b>	<b>\$ 502,683.00</b>	<b>\$ 46,197.34</b>	<b>\$ 358,529.51</b>	<b>71%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 46,284.00	\$ 3,835.30	\$ 35,550.61	73%
Legal	\$ 510.00	\$ -	\$ 200.00	33%
PIBA Mngt Exp.	\$ 66,000.00	\$ 6,600.00	\$ 70,425.00	107%
Mileage/Travel/Training	\$ 365.00	\$ 74.84	\$ 176.28	40%
Other Administrative Exp	\$ 13,671.00	\$ 444.97	\$ 9,079.08	75%
<i>Total Administrative Expense</i>	<i>\$ 126,930.00</i>	<i>\$ 10,955.11</i>	<i>\$ 114,310.87</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 1,992.00	\$ 214.57	\$ 1,833.35	92%
<i>Total Tenant Services Expenses</i>	<i>\$ 1,992.00</i>	<i>\$ 214.67</i>	<i>\$ 1,833.35</i>	
<i>Total Utility Expenses</i>	<i>\$ 73,412.00</i>	<i>\$ 4,600.36</i>	<i>\$ 46,963.24</i>	<i>54%</i>
<i>Maintenance</i>				
Salaries	\$ 52,788.00	\$ 3,270.45	\$ 21,058.36	47%
Materials	\$ 18,324.00	\$ 2,153.10	\$ 9,480.23	52%
Contracts	\$ 62,753.00	\$ 4,384.21	\$ 35,824.50	59%
<i>Total Maintenance Expenses</i>	<i>\$ 133,865.00</i>	<i>\$ 9,807.76</i>	<i>\$ 71,379.15</i>	
<i>General Expenses</i>				
Insurance	\$ 21,404.00	\$ 1,783.08	\$ 16,053.12	75%
Employee Benefits	\$ 39,573.00	\$ 7,724.57	\$ 76,511.59	56%
Depreciation Expense	\$ 40,035.00	\$ 4,086.35	\$ 36,777.15	75%
Casualty Losses	\$ -	\$ -	-	0%
Collection Losses	\$ 7,345.00	\$ 1,740.80	\$ 4,244.70	58%
PILOT	\$ -	\$ -	-	0%
Energy Per Cent Expense	\$ 47,660.00	\$ 4,945.01	\$ 30,942.48	64%
<i>Total General Expenses</i>	<i>\$ 165,912.00</i>	<i>\$ 19,781.56</i>	<i>\$ 128,529.13</i>	
<b>Total Expenses</b>	<b>\$ 501,511.00</b>	<b>\$ 45,323.46</b>	<b>\$ 358,009.74</b>	<b>71%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,158.00</b>	<b>\$ 376.88</b>	<b>\$ 519.77</b>	

Percent of Budget Month 9 of 12

75%

00000028

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - County Properties AMP 104**  
**December 2020**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 210,572.00	\$ 37,383.00	\$ 271,702.01	87%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 6,045.00	\$ 269.25	\$ 2,372.51	35%
Other Income	\$ 147,000.00	\$ 532.50	\$ 11,228.01	9%
Subsidy	\$ 676,634.00	\$ 68,054.00	\$ 454,226.00	70%
<b>Total Revenue</b>	<b>\$ 1,110,551.00</b>	<b>\$ 101,228.75</b>	<b>\$ 779,485.16</b>	<b>70%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 59,580.00	\$ 5,217.22	\$ 33,992.56	57%
Legal	\$ 5,000.00	\$ -	\$ 11,057.73	221%
PHA Mngt. Exp.	\$ 129,260.00	\$ 14,625.00	\$ 126,975.00	98%
Mileage/Travel/Training	\$ 365.00	\$ -	\$ 927.93	254%
Other Administrative Exp	\$ 22,443.00	\$ 889.67	\$ 23,950.49	105%
<b>Total Administrative Expense</b>	<b>\$ 227,148.00</b>	<b>\$ 20,731.89</b>	<b>\$ 206,938.51</b>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,488.00	\$ 480.57	\$ 4,105.15	91%
<b>Total Tenant Services Expenses</b>	<b>\$ 4,488.00</b>	<b>\$ 480.57</b>	<b>\$ 4,105.15</b>	
<b>Total Utility Expenses</b>	<b>\$ 158,712.00</b>	<b>\$ 14,676.86</b>	<b>\$ 121,835.84</b>	<b>76%</b>
<i>Maintenance</i>				
Salaries	\$ 221,654.00	\$ 15,915.83	\$ 146,033.75	66%
Materials	\$ 30,000.00	\$ 3,060.88	\$ 31,492.32	103%
Contracts	\$ 83,123.00	\$ 3,020.79	\$ 68,737.03	84%
<b>Total Maintenance Expenses</b>	<b>\$ 334,777.00</b>	<b>\$ 23,016.30</b>	<b>\$ 246,282.70</b>	
<i>General Expenses</i>				
Insurance	\$ 50,951.00	\$ 4,744.74	\$ 33,136.10	75%
Employee Benefits	\$ 166,927.00	\$ 16,582.72	\$ 116,461.63	70%
Depreciation Expense	\$ 141,354.00	\$ 3,142.48	\$ 46,282.41	0%
Casualty Losses	\$ -	\$ -	\$ 5,000.00	0%
Collection Losses	\$ 25,000.00	\$ -	\$ (2,255.89)	-5%
PILLOT	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expenses	\$ -	\$ -	\$ -	0%
<b>Total General Expenses</b>	<b>\$ 384,182.00</b>	<b>\$ 25,969.45</b>	<b>\$ 203,655.28</b>	
<b>Total Expenses</b>	<b>\$ 1,109,312.00</b>	<b>\$ 84,874.57</b>	<b>\$ 782,842.58</b>	<b>71%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 1,279.00</b>	<b>\$ 16,354.18</b>	<b>\$ (9,357.42)</b>	

Percent of Budget Month 9 of 12

75%

00000029



**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Fraud Recovery	\$ 10,808.00	\$ 1,016.98	\$ 16,936.98	157%
Interest Income	\$ 500.00	\$ 56.53	\$ 837.55	68%
Administrative Fees	\$ 251,576.00	\$ 23,502.00	\$ 236,120.00	94%
<b>Total Revenue</b>	<b>\$ 262,884.00</b>	<b>\$ 24,575.51</b>	<b>\$ 253,894.48</b>	<b>96%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 133,846.00	\$ 9,618.31	\$ 34,059.81	70%
Legal	\$ -	\$ -	\$ 1,893.18	0%
Mileage/Travel/Training	\$ 1,100.00	\$ 780.00	\$ 4,040.55	3%
Other Administrative Exp	\$ 49,640.00	\$ 2,390.35	\$ 27,017.75	54%
<i>Total Administrative Expense</i>	<i>\$ 184,586.00</i>	<i>\$ 12,788.66</i>	<i>\$ 127,011.30</i>	
<i>General Expenses</i>				
Insurance	\$ 5,774.00	\$ 481.19	\$ 4,330.71	75%
Employee Benefits	\$ 68,722.00	\$ 13,758.91	\$ 51,243.05	75%
Depreciation Expense	\$ -	\$ 922.92	\$ 1,845.84	0%
<i>Total General Expenses</i>	<i>\$ 74,496.00</i>	<i>\$ 15,163.02</i>	<i>\$ 57,424.60</i>	
<b>Total Expenses</b>	<b>\$ 259,082.00</b>	<b>\$ 27,951.68</b>	<b>\$ 184,435.90</b>	<b>71%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 3,802.00</b>	<b>\$ (3,376.17)</b>	<b>\$ 68,458.58</b>	

Percent of Budget Month 9 of 12 75%

00000030

**Vermilion Housing Authority**  
**Operating Statement - Teen Pregnancy Prevention - State Grant**  
**December 2020**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Subsidy	\$ 125,052.00	\$ 13,175.27	\$ 50,069.72	40%
<b>Total Revenue</b>	<b>\$ 125,052.00</b>	<b>\$ 13,175.27</b>	<b>\$ 50,069.72</b>	<b>40%</b>
<b>Operating Expenses</b>				
Salaries	\$ 60,370.03	\$ 4,028.80	\$ 30,123.13	50%
Mileage/Travel/Training	\$ 596.00	\$ 24.73	\$ 48.54	8%
Other Administrative Exp	\$ 29,264.67	\$ 1,744.67	\$ 9,577.59	33%
Employee Benefits	\$ 34,821.30	\$ 2,301.96	\$ 17,369.43	50%
<b>Total Operating Expenses</b>	<b>\$ 125,052.00</b>	<b>\$ 8,100.16</b>	<b>\$ 57,113.69</b>	<b>46%</b>
<b>Surplus - (Deficit)</b>	<b>\$ -</b>	<b>\$ 5,075.11</b>	<b>\$ (7,043.97)</b>	

Percent of Budget Month 6 of 12 50%

00000091

**Vermilion Housing Authority**  
**First Financial Bank - Authority Account**  
**December 2020**

**Balance Sheet**

**Assets**

111105 Cash	2,566.92
111110 CD - Matures 12 18 20	<u>313,335.06</u>
<b>Total Assets</b>	<b><u>315,901.98</u></b>

**Liabilities**

2111 Accounts Payable	0.00
<b>Total Liabilities</b>	<b>0.00</b>

**Equity**

2820 Operating Reserves - Retained Earnings	315,900.99
Current Year Operating - Gain/(Loss)	0.99
<b>Total Liabilities &amp; Equity</b>	<b><u>315,901.98</u></b>

**Income Statement**

	Current Month:	Year to Date
<b>Operating Revenue</b>		
Interest Income	0.11	0.99
Other Income	<u>0.00</u>	<u>0.00</u>
<b>Total Revenue</b>	0.11	0.99
<b>Operating Expenses</b>		
Other Administrative Expenses	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	0.00	0.00
 Surplus - (Deficit)	 0.11	 0.99

00 00000 32

December 31, 2020

**CAPITAL FUND 2018 - DANVILLE**

Original Date: 5/20/2019  
 Close Out Date: 5/28/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	12/31/2020 Obligation
<b>Operations 1406</b>	\$ 228,173.00	\$ -	\$ 228,173.00	\$ -	0.0%	\$ 228,173.00
<b>Mgmt. Improvements 1405</b>						
IT Improvements	\$ 55,418.26	\$ -	\$ 55,418.26	\$ -		\$ 55,418.26
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Staff/Resident Council/Board Training	\$ 4,771.55	\$ -	\$ 4,771.55	\$ -		\$ 4,771.55
Website and Check Information	\$ 119.00	\$ -	\$ 119.00	\$ -		\$ 119.00
	\$ 61,609.00	\$ -	\$ 61,609.00	\$ -	0.0%	\$ 61,609.00
<b>Admin. Services 1410</b>						
Administration (Sub-Fund 1410)	\$ 114,085.50	\$ -	\$ 114,085.50	\$ -	0.0%	\$ 114,085.50
<b>Contract Administration 1400</b>						
Senior/Employee Benefits for Medication Coordinator	\$ 39,403.17	\$ -	\$ 39,403.17	\$ -		\$ 39,403.17
Recruit and Cust. A/E/Firming	\$ 43,160.88	\$ -	\$ 43,160.88	\$ -		\$ 43,160.88
	\$ 82,401.05	\$ -	\$ 82,401.05	\$ -	0.0%	\$ 82,401.05
<b>Non-Dwelling Interior 1480</b>						
Administrative Building (only)	\$ 97,957.58	\$ -	\$ 97,957.58	\$ -		\$ 97,957.58
Par. Care Maintenance Yard	\$ 104,977.55	\$ -	\$ 104,977.55	\$ -		\$ 104,977.55
Monthlong/week Comm. Area Renovations	\$ 217,405.55	\$ -	\$ 217,405.55	\$ -		\$ 217,405.55
	\$ 419,861.55	\$ -	\$ 419,861.55	\$ -	0.0%	\$ 419,861.55
<b>Non-Dwelling Construction - Mechanical 1480</b>						
Fire System Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
AC Unit Replacement	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -		\$ 17,785.00
Door Replacement	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -	0.0%	\$ 17,785.00
<b>Dwelling Unit - Sewer/Water 1420</b>						
Sewer and Water Line Repairs and/or Upgrading/Water	\$ 71,019.13	\$ 18,741.00	\$ 59,684.13	\$ 12,355.00		\$ 71,019.13
Landscaping/Tree Work	\$ 31,037.00	\$ -	\$ 31,037.00	\$ -		\$ 31,037.00
Playground Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 102,876.21	\$ 18,741.00	\$ 90,621.21	\$ 12,355.00	11.9%	\$ 102,876.21
<b>Dwelling Unit - Exterior 1410</b>						
Window Replacement	\$ 390.34	\$ -	\$ 390.34	\$ -		\$ 390.34
Roof Replacement	\$ 125,102.69	\$ -	\$ 125,102.69	\$ 85,820.04	68.9%	\$ 125,102.69
	\$ 125,493.03	\$ -	\$ 125,493.03	\$ 85,820.04	68.9%	\$ 125,493.03
<b>Tota</b>	<b>\$ 1,251,126.00</b>	<b>\$ 18,741.00</b>	<b>\$ 1,052,110.56</b>	<b>\$ 98,075.04</b>	<b>8.0%</b>	<b>\$ 1,061,176.90</b>

Percent Obligated: 91.9%

POSITIVE values are available represent funds that can still be drawn. Negative amounts in the "Available" column represent that no more funds are available for the line item without a budget revision.

00000033

December 31, 2020

**CAPITAL FUND 2019 - DANVILLE**

Chrg - Fin. Jacc: 4/11/2020  
 Class Cmt Date: 4/13/2014

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	12/31/2020 Obligation
<b>Operations 1406</b>	\$ 239,748.00	\$ -	\$ 145,000.00	\$ 94,748.00	39.5%	\$ 239,748.00
<b>Mgmt. Improvements 1409</b>						
<b>Improvements</b>	\$ 51,100.00	\$ 25,549.09	\$ 51,100.00	\$ -		
<b>Signage</b>	\$ 46,300.00	\$ 2,100.00	\$ 15,620.00	\$ 30,679.99		
<b>Marketing and Advertising</b>	\$ -	\$ -	\$ -	\$ -		
<b>Site (Pavement, Curbs, Street Lighting)</b>	\$ 10,498.00	\$ 190.00	\$ 10,428.00	\$ -		
<b>Background Check Information</b>	\$ 7,000.00	\$ 561.25	\$ 5,050.00	\$ 1,949.75		
	\$ 114,997.00	\$ 26,990.34	\$ 80,631.10	\$ 34,306.74	29.8%	\$ 114,997.00
<b>Admission Fee 1410</b>						
<b>Admission Fee - City-Plat Wide</b>	\$ 119,874.00	\$ -	\$ 20,000.00	\$ 99,874.00	41.6%	\$ 119,874.00
<b>Contract Administration 1416</b>						
<b>Architectural Engineering Fee</b>	\$ 90,000.00	\$ 1,652.00	\$ 4,027.00	\$ 84,320.99		\$ 84,320.00
	\$ 90,000.00	\$ 1,652.00	\$ 4,027.00	\$ 84,320.99	95.5%	\$ 84,320.00
<b>Non-Dwelling Construction - Mechanical 1480</b>						
<b>Sign Replacement</b>	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		
	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100.0%	\$ -
<b>Dwelling Unit - Site Work 1480</b>						
<b>Sanitary Water Line Repairs</b>	\$ 24,000.00	\$ -	\$ 12,225.45	\$ 11,774.55		
<b>Security Fence - 1/2 Miles</b>	\$ 71,327.00	\$ -	\$ -	\$ 71,327.00		
<b>Storage Pallets</b>	\$ 39,672.00	\$ -	\$ 6,032.00	\$ 33,640.00		
	\$ 135,000.00	\$ -	\$ 18,257.45	\$ 116,742.55	91.2%	\$ 87,505.77
<b>Dwelling Unit - Demolition 1480</b>						
<b>Demolition - 1st Cycle</b>	\$ 404,187.00	\$ 1,500.00	\$ 90,870.41	\$ 312,316.59		
	\$ 404,187.00	\$ 1,500.00	\$ 90,870.41	\$ 312,316.59	77.3%	\$ 111,370.40
<b>Total</b>	\$ 1,198,748.00	\$ 30,132.34	\$ 108,365.41	\$ 759,381.51	65.9%	\$ 757,840.78

Percent Obligated 63.2%

00000034

December 31, 2020

**CAPITAL FUND 2020 - DANVILLE**

Obligation Date: 3/25/2021  
 Case Cut Date: 5/25/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	12/31/2020 Obligation
<b>Depreciation 1406</b>	\$ 256,526.80	\$ -	\$ -	\$ 256,526.80	100.0%	\$ 256,526.80
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00		
Unknown Check Information	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00		
	\$ 11,000.00	\$ -	\$ -	\$ 11,000.00	100.0%	\$ 11,000.00
<b>Administration 1410</b>						
Administration Costs	\$ 128,263.40	\$ -	\$ -	\$ 128,263.40	100.0%	\$ 128,263.40
<b>Non-Dwelling Interior 1420</b>						
Replace Ceiling Tiles and Flooring - Merch Mart on Highway	\$ 125,845.80	\$ -	\$ -	\$ 125,845.80		\$ -
	\$ 125,845.80	\$ -	\$ -	\$ 125,845.80	100.0%	\$ -
<b>Dwelling Unit - Exterior 1450</b>						
Window Replacements - Council House	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00		
Door Replacement - Screen and Exterior Siding on Decks	\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00		
	\$ 1,500,000.00	\$ -	\$ -	\$ 1,500,000.00	\$ -	\$ -
<b>Dwelling Unit - Site Work 1460</b>						
Sewer and Water Line Repairs	\$ 148,805.00	\$ -	\$ -	\$ 148,805.00		
Paradey Paving	\$ 10,105.00	\$ 10,105.00	\$ 10,105.00	\$ -		
	\$ 160,000.00	\$ 10,105.00	\$ 10,105.00	\$ 149,895.00	93.7%	\$ 10,105.00
<b>Dwelling Unit - Demolition 1490</b>						
Demolition and Relocation - Fair Gate	\$ 307,140.00	\$ -	\$ -	\$ 307,140.00		
	\$ 307,140.00	\$ -	\$ -	\$ 307,140.00	100.0%	\$ -
<b>Total</b>	<b>\$ 1,249,771.00</b>	<b>\$ 10,105.00</b>	<b>\$ 10,105.00</b>	<b>\$ 1,229,678.00</b>	<b>98.2%</b>	<b>\$ 402,895.20</b>

Percent Obligated 98.2%

00000035

December 31, 2020

**CAPITAL FUND 2019 - COUNTY**

Obligation Date: 4/15/2022  
 Close Out Date: 4/15/2022

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	12/31/2020 Obligation
Operations 1406	\$ 71,885.50	\$ -	\$ 71,885.50	\$ -	0.0%	\$ 71,885.50
Management Improvement 1409	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Administration 1410	\$ 21,432.05	\$ -	\$ 21,432.05	\$ -	0.0%	\$ 21,432.05
General Capital Activity 1450	\$ 254,930.50	\$ 2,758.55	\$ 217,452.48	\$ 37,498.02	14.7%	\$ 243,293.62
Collabor Exp/Debt Srvic 1501	\$ 26,004.95	\$ -	\$ 26,004.95	\$ -	0.0%	\$ 26,004.95
<b>Total</b>	<b>\$ 374,373.00</b>	<b>\$ 2,758.55</b>	<b>\$ 336,874.98</b>	<b>\$ 37,498.02</b>	<b>10.0%</b>	<b>\$ 362,716.32</b>
					Percent Obligated	96.0%

00000036

December 31, 2020

**CAPITAL FUND 2020 - COUNTY**

Obligation Date: 3/25/2023  
 Close Out Date: 3/25/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	12/31/2020 Obligation
<b>Operations 1402</b>	\$ 75,825.80	\$ -	\$ -	\$ 75,825.80	100.0%	\$ 75,825.80
<b>Mgmt. Improvements 2433</b>						
Resurfacing Improvements	\$ 12,224.00	\$ 7,243.41	\$ 7,243.41	\$ 4,980.59	60.7%	\$ 12,224.00
<b>Administration 1410</b>						
Arboriculture Costs	\$ 38,914.80	\$ -	\$ -	\$ 38,914.80	100.0%	\$ 38,914.80
<b>Non-Dwelling Site Work</b>						
Concrete, Asphalt, Landfill Cap	\$ 24,404.30	\$ -	\$ -	\$ 24,404.30	100.0%	\$ -
<b>Non-Dwelling Construction - Mechanical</b>						
Replace Trash Compactor - Centennial Manor	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		
Exhaust Replacement - Garwood - Sewer Utility Units	\$ -	\$ -	\$ -	\$ -		
<b>Dwelling Unit - Interior 1483</b>						
Appliances - Refrigerators and Stoves	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100.0%	\$ -
<b>Dwelling Unit - Exterior 1480</b>						
Roof Replacement - Kenney Court	\$ 55,000.00	\$ -	\$ -	\$ 55,000.00	100.0%	\$ -
<b>Dwelling Unit - Demolition 1480</b>						
Demolition and Relocation - Kenney Court	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100.0%	\$ -
<b>Total</b>	<b>\$ 400,375.00</b>	<b>\$ 7,243.41</b>	<b>\$ 7,243.41</b>	<b>\$ 393,131.59</b>	<b>98.2%</b>	<b>\$ 111,964.70</b>

Percent Obligated 98.2%

00000037



December 31, 2020

### CARE's Act Funding

	Grant Amount	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
AMP 101 - Fair Oaks	\$ 216,842.00	\$ 5,575.53	\$ 174,757.37	\$ 142,084.63	44.8%
AMP 102- Beeler, Wadison, Churchill	\$ 70,890.00	\$ 2,615.11	\$ 47,262.72	\$ 34,357.28	45.0%
AMP 103 - Marche	\$ 44,525.00	\$ 2,908.50	\$ 38,336.56	\$ 6,648.44	14.8%
AMP 104- County Properties	\$ 100,700.00	\$ 2,681.41	\$ 65,500.22	\$ 55,700.78	35.0%
HCV - Section 8	\$ 115,295.00	\$ 414.74	\$ 47,032.50	\$ 73,263.50	63.5%
<b>Total</b>	<b>\$ 654,654.00</b>	<b>\$ 14,195.09</b>	<b>\$ 362,889.37</b>	<b>\$ 291,764.63</b>	<b>44.6%</b>

00000038

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**December 2020**

Definition: This subindicator measures the tenant accounts receivable of a project against the tenant charges for the project's fiscal year.

IF the ratio is less than 1.5 - the agencies score is 5.

IF the ratio is equal to or greater than 1.5 and less than 2.5 - the agencies score is 2.

IF the ratio is equal to or greater than 2.5 - the agencies score is 0.

\*\*Ratio is based on a pro-rated calculation of annualized rental income.

March-20	\$	18,429.20	2.78%
April-20	\$	32,612.83	4.21%
May-20	\$	29,848.86	3.85%
June-20	\$	38,921.96	5.02%
July-20	\$	31,204.73	4.03%
August-20	\$	46,477.23	6.00%
September-20	\$	7,772.25	1.00%
October-20	\$	17,572.32	2.27%
November-20	\$	30,524.06	3.94%
December-20	\$	39,316.41	5.07%
January-21			0.00%
February-21			0.00%
March-21			0.00%

# Vermilion Housing Authority

## AP Expenditures December 2020

AHRMA	\$256,607.00
Alarmax Inc.	\$293.00
Allen, Michele	\$24.84
Ameren Ip	\$13,916.61
Anker Florist	\$57.00
Aqua Illinois Inc	\$14,981.23
AWEBCO Tyler Taylor	\$69.00
Barton Carrolls Inc.	\$397.00
Borts Locksmith	\$18.00
Brandon Gilbert	\$86.92
Brickyard Disposal & Recycling Inc	\$615.69
Call One	\$1,809.65
Carle Physician Group	\$70.00
Cds Office Technologies (#4811)	\$72.97
Central Illinois Bank	\$2,773.31
City of Hoopston	\$2,175.28
Comcast Cable	\$633.45
Connor Company	\$4,638.18
Constellation NewEnergy, Inc.	\$87.26
Cynthia M Ogundolu-Hunter	\$250.00
Danville Sanitary	\$8,386.85
Dauville's Flooring Warehouse Inc.	\$3,870.03
Davis and Delanois, P.C.	\$1,970.00
Davis-Hook Mechanical Inc.	\$353.00
DJ Fire & Safety Inc.	\$1,109.60
Emphasys Software	\$35,378.00
F.E. Moran, Inc. Alarm and Services	\$225.00
Farnsworth Group Inc.	\$3,671.41
Fastenal	\$2,491.23
Frank J. Strahl & Sons Inc	\$1,000.00
Friar's House Of Color Inc.	\$423.92
Georgetown Waterworks	\$4,134.21
Good n Wright	\$1,200.00
Grainger, Inc	\$334.92
Idl Supply Facilities Maintenance	\$2,402.08
Herbert Torres	\$250.00
Housing-Renewal & Local Agency Retiremen	\$13,482.90
Illini FS	\$1,566.63
Illinois Office of the State Fire Marshal Division of Elev	\$250.00
Indiana Media Group	\$185.82
Jaelyn Vinson	\$94.76
Jeaneline Largent	\$250.00
James Williams	\$250.00
Jemy Lou Merrell	\$1,555.00
Johnson Controls Security Solutions	\$784.96
Kelly Printing Company Inc.	\$310.00
Kelly's Sign Shop	\$2,245.00
Kone Inc.	\$777.29
Lafine Lawrence	\$325.00
Lowe's	\$4,603.96
Mary J Fenstermacher	\$250.00
Menards - Menards Of Danville	\$630.51
Mervis Industries, Inc	\$500.00
Midwest Asphalt Co.	\$10,105.00
Midwest Mailing & Shipping Inc.	\$46.77

00000040

Midwest Power Washing	\$3,535.00
Municipal Water Utility	\$171.00
Nate McKay & Associates Inc.	\$2,410.00
Olympic Hardware	\$122.13
Piney Bowes	\$1.18
Quadient Finance USA, Inc	\$300.15
QUICKLUBE South	\$34.91
Quill	\$1,872.61
Ramon Reed	\$250.00
Rogers Supply Company Inc.	\$938.59
S.M.A. Group, Inc.	\$9,790.00
Santarem Energy Services	\$1,616.07
Screening Reports Inc.	\$810.00
Smithers Post Management Services	\$1,975.75
Tomers Furthenberry	\$24.73
TELE SCAN, INC.	\$18,745.00
The Lincoln National Life Insurance Co.	\$209.80
The Netrod Company	\$149.00
UniFirst Corporation	\$336.48
Verizon Wireless	\$416.05
Village of Fairmount	\$143.25
Village of Rossville	\$673.12
Wagner Communications Inc.	\$445.50
Watson Tire & Automotive Inc.	\$1,020.50
Watts Copy System	\$542.06
Woodard's Computing Services	\$420.00

**Total for all Vendors** 452,295.12

## Memorandum

**TO:** Board of Commissioners

**FROM:** Jaclyn Vinson, Executive Director

**DATE:** January 15, 2021

**RE:** Personnel Monthly Report for the Month of December 2020

**1. The following personnel action was taken in December 2020:**

Robbin Gregory – terminated – Cleaning Crew – AMP 101  
Donese Andrews – hired – Cleaning Crew – AMP 101  
Ashlee Fallow – resigned – Intake & Occupancy Specialist - PH  
Rayland Jackson – retired – Maintenance Technician – AMP 104  
Phil Coon – hired – HQS Inspector – HCW/S8

**2. Staff/Commissioners attended the following training through the Executive Office in December 2020:**

Public Housing Rent Calculation  
Danville, IL – webinar

Brittany Savalick  
Dir. of Housing Operations

**RESOLUTION NO. 2021-1**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose and objectives, the Authority caused the creation of Vermilion Housing Coalition (NFP), an Illinois no-for-profit corporation (the "Corporation" for the purposes of redeveloping certain property owned by the Authority, including the property described in the Option Agreement attached hereto as Exhibit A (the "Property"); and

**WHEREAS**, the Corporation is an instrumentality of the Authority; and

**WHEREAS**, the Corporation will be making application for an allocation of low income housing tax credits for purposes of redeveloping property owned by the Authority; and

**WHEREAS**, in connection with its application, Corporation is obligated to evidence site control; and

**WHEREAS**, to facilitate the redevelopment of the Property as affordable housing, the Authority desires to grant Corporation an option to purchase the Property.

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

00000043

- Section 2. The Option Agreement attached hereto as Exhibit A is hereby approved.
- Section 3. Jaclyn Vinson, the Executive Director of the Authority, is hereby authorized to and directed to execute and deliver the attached Option Agreement.
- Section 4. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 5. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21<sup>st</sup> day of January, 2021.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

## OPTION AGREEMENT

This Option Agreement (the "Agreement") is made as of this \_\_\_ day of \_\_\_\_\_, 2021, by and between Housing Authority of the City of Danville, Illinois, an Illinois municipal corporation (hereinafter "Seller") and Vermilion Housing Coalition (NEP), an Illinois not-for-profit corporation (hereinafter "Purchaser")

### WITNESSETH:

**WHEREAS**, Seller desires to grant to Purchaser and Purchaser desires to obtain from Seller, an option to purchase property legally described on Exhibit A attached hereto (the "Property") on the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

### 1. Grant of Option

Subject to Paragraph 3.1 below, Seller hereby grants to Purchaser the exclusive and irrevocable right and option (the "Option") to purchase the Property, together with all right, title and interest of Seller in and to all improvements and personal property thereon, and all tenements hereditaments, easements, rights-of-way and appurtenances thereto on the terms and conditions set forth in this Agreement.

### 2. Option Term and Consideration

#### 2.1. Term of Option.

The initial term of the option herein granted shall commence on the date hereof and shall remain in effect through December 31, 2021. In consideration for the grant of such option, Purchaser shall pay to Seller the sum of One Dollar (\$1.00) as option money.

#### 2.2. Additional Option Terms.

Seller hereby grants to Purchaser the right to extend the term of the initial option for two (2) additional extended option period(s) of six (6) months each, provided that Purchaser shall give Seller not less than ten (10) days' prior written notice of Purchaser's election to extend the term of the option for each additional option extension period. Purchaser shall pay to Seller the sum of One Dollar (\$1.00) for each extended option period.

#### 2.3. Option Money.

All sums paid by Purchaser to Seller as option money hereunder shall be non-refundable, but the aggregate sum thereof shall be applied against the purchase price of the Property if Purchaser exercises its option to purchase the Property. Should Purchaser fail to exercise the option herein granted, all sums paid by Purchaser to Seller pursuant to this Option Agreement shall be retained by Seller, and Seller shall have no other claim or right for any damages, losses, costs, expenses, or fees against Purchaser by reason of this Option Agreement, and Purchaser shall have no claim or right for the return of any sums paid by Purchaser hereunder.

### 3. Exercise of Option

Purchaser may exercise the option by delivering written notice of its exercise to Seller (the "Exercise Notice") at any time on or prior to the termination of the option term. If the exercise notice is not delivered as aforesaid, this Agreement shall terminate and be of no further force and effect. If the option is exercised as provided herein, this Agreement shall become an Agreement for Purchase and Sale of the Property on the terms and conditions set forth herein.

3.1 Seller's Conditions Precedent. Notwithstanding the foregoing or Seller's execution and grant of this Option, Seller's obligations hereunder are subject to the following conditions precedent:

- (1) Seller obtaining, prior to closing, approval of the United States Department of Housing and Urban Development ("HUD") for the disposition of the Property



- pursuant to Section 18 of the United States Housing Act and conveyance of the Property to Purchaser on the terms set forth herein or upon such other terms as the Purchaser and Seller shall agree pursuant to HUD's approval; and
- (2) Seller obtaining, prior to closing, approval of the Illinois Department of Commerce and Economic Opportunity for the conveyance of the Property to Purchaser on the terms set forth herein or upon such other terms as the Purchaser and Seller shall agree, pursuant to Section 9 of the Illinois Housing Authorities Act (310 ILCS 10/9).

4. **Actions Prior to Closing.**

4.1. Access and Investigation.

At all reasonable times prior to closing, Purchaser, its officers, employees, agents, attorneys, architects and engineers shall have the right to enter upon the property at reasonable times during the term of this Agreement for purposes of making such studies, inspections, environmental assessments, soil tests, etc. as Purchaser deems reasonably necessary. Purchaser agrees to indemnify and hold harmless Seller from and against all loss, cost, injury, damage or expense, including reasonable attorney's fees, caused by such entry or tests, and shall return the Property as nearly as possible to its original condition after any such studies, assessments, inspections and tests.

5. **Purchase of the Property**

Should Purchaser exercise the option herein granted, the terms and provisions of the purchase of the Property shall be as follows:

5.1 Purchase Price.

The purchase price of the property ("Purchase Price") shall be One Dollar (\$1.00). Purchaser shall receive a credit against the Purchase Price for the sums paid by Purchaser to Seller under this Agreement. The balance of the Purchase Price shall be paid by Purchaser in cash or certified funds upon the closing.

5.2 Title Commitment and Policy.

Upon the execution of this Option Agreement, Purchaser may, at Purchaser's election and Purchaser's cost, obtain a title insurance commitment for an owner's title insurance policy in the amount of the Purchase Price issued by a title insurance company (the "Title Insurer") acceptable to Purchaser showing title to the Property in Seller on or after the date hereof, subject only to the following permitted exceptions (the "Permitted Exceptions");

- (1) The general printed exceptions customarily contained in owner's title insurance policies issued by such Title Insurer;
- (2) Public and utility easements of record which are not violated;
- (3) Covenants, conditions and restrictions of record which are not violated and which do not impair the use or marketability of the Property or interfere with Purchaser's intended use of the Property;
- (4) General real estate taxes not yet due and payable;
- (5) Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the closing and which Seller shall so remove at the time by using the purchase proceeds paid by Purchaser at closing; and
- (6) Such other exceptions as may be approved in writing by Purchaser.

5.3 Survey.

Upon the execution of this Option Agreement, Purchaser may, at Purchaser's election and Purchaser's cost, obtain a survey for the Property. The survey shall be prepared by a certified surveyor and shall show the boundary lines of the Property, the location of all visible and recorded easements, all roads adjacent to the Property, all building and setback lines affecting the Property, topographical elevations of the Property, all improvements on the Property, and the acreage of the Property. The survey shall set forth the legal description of the Property and shall be certified by the surveyor to Purchaser, Purchaser's lender, and the Title Insurer.

5.4 Closing.

The purchase of the Property shall be consummated as follows:

5.4.1 Closing Date.

The closing (the "Closing") shall be held on that date which is not greater than ninety (90) days after the date upon which Purchaser has delivered to Seller the Exercise Notice (which such date is hereinafter referred to as the "Closing Date").

5.4.2 Seller's Deliveries.

At Closing, Seller shall deliver to Purchaser the following:

5.4.2.1 Deed. An executed Warranty Deed to the Property prepared by Seller and in a form reasonably acceptable to Purchaser.

5.4.2.2 ALTA Statement. An executed ALTA Statement in the form required by the Title Insurer.

5.4.2.3 Non-Foreign Affidavit. An executed Non-Foreign Affidavit as required by Section 1445 of the Internal Revenue Code.

5.4.2.4 Other Documents. Such other documents, instruments, certifications and confirmations as may be reasonably required by Purchaser to fully effect and consummate the transactions contemplated hereby.

5.4.3 Purchaser's Deliveries.

A. Closing, Purchaser shall deliver to Seller the following:

5.4.3.1 Purchase Price. The Purchase Price as set forth in Section 5.1 hereof, plus or minus prorations provided for herein.

5.4.3.2 ALTA Statement. An ALTA Statement in the form required by the Title Insurer.

5.4.3.3 Other Documents. Such other documents, instruments, certifications and confirmations as may reasonably be required by Seller to fully effect and consummate the transactions contemplated hereby.

5.4.4 Joint Deliveries.

A. Closing, Seller and Purchaser shall jointly deliver to each other the following:

5.4.4.1 Closing Statement. An agreed upon closing statement.

5.4.4.2 Transfer Tax Filings. Executed documents complying with the provisions of all federal, state, county and local law applicable to determination of transfer taxes.

5.4.5 Closing Costs.

Purchaser shall pay the following costs: Purchaser's attorneys' fees, reimbursement for Seller's attorneys' fees, the insurance premium for the title policy, the cost of the survey, and recording fees for recording the deed. Seller shall pay any transfer taxes or sales taxes and the cost of documentary stamps.

5.5 Default.

If, after Purchaser exercises its option to purchase the Property, Seller wrongfully refuses to close

the sale of the Property to Purchaser or is unable to close the sale of the Property under the terms of this Agreement, the same shall constitute a breach of this Agreement and Purchaser shall be entitled to all remedies under Illinois law at the time of the breach, including, without limitation, termination of this Agreement and return of the Option Money; specific performance, with the rights, but not the obligation, to perform Seller's covenants and agreements hereunder and to deduct the cost and expense of such performance from the Purchase Price payable hereunder; and the right to recover as an element of its damages, reasonable attorneys' fees and court costs and all other damages that Purchaser will suffer as a result of Seller's breach or default hereunder.

If, after Purchase exercises its option to Purchase the Property, Purchaser wrongfully refuses to close the Purchase of the Property and pay the Purchase Price to Seller then Seller shall be entitled, at its option, to either retain and have paid to the Seller, the Option Money or to pursue any other remedies available at law or in equity (including but not limited to seeking specific performance) and applying the Option Money against any award. Moreover, in the event of a breach by Purchaser, Seller shall also be entitled to collect as an element of its damages, reasonable attorneys' fees and court costs.

- 6.6 Assignment. Seller may not assign its rights, title and interest herein to any person or entity without the prior written consent of the Purchaser. After exercise of the option, Purchaser shall not assign its rights, title and interest herein to any person or entity without the prior written consent of Seller; provided, however, that Purchaser may, without the consent of Seller, assign its right, title and interest herein to any entity, now existing or formed hereafter, in which Purchaser is a general partner or a member; provided, further, that any such assignee shall expressly assume all of Purchaser's duties, obligations and liabilities hereunder, and notice of such assignment (including a fully executed counterpart thereof) shall be provided with reasonable promptness to Seller. Upon any such assignment and assumption and the Closing, the assigning Purchaser shall be released from and relieved of any of its duties, obligations and liabilities hereunder.

## 6 Tax Credit Requirements.

- 6.1 2021 Low Income Housing Tax Credit Qualified Allocation Plan. Seller acknowledges and agrees that Purchaser is applying for tax credits to be issued under the 2021 Low Income Housing Tax Credit Qualified Allocation Plan. As part of Purchaser's application for tax credits, the Option Agreement must contain certain provisions and Seller agrees to assist Purchaser in the application process and agree to make such reasonable amendments to the Option Agreement as may be required in order to submit an acceptable application under the 2021 Low Income Housing Tax Credit Qualified Allocation Plan; provided, however, that the term of the option, the Purchase Price, and the Closing Date shall not be changed.

- 6.2 Voluntary Acquisition. Purchaser is interested in acquiring the Property for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD). Purchaser does not have authority to acquire property by eminent domain. In the event Purchaser and Seller cannot reach an amicable agreement for the purchase of the Property, Purchaser will not pursue this proposed acquisition.

Pursuant to the Option Agreement, Purchaser has offered Seller \$1.00 to purchase the Property. Purchaser and Seller are related entities having overlapping Boards of Directors, and, therefore, are in agreement to the Purchase Price notwithstanding that it is less than the fair market value of the Property which is agreed to be \$\_\_\_\_\_00.

**In accordance the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance. Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) – initiations of negotiations, and 49 CFR 24 Appendix A - 24.2(a)(15)(iv).**

- 6.3 Environmental Review.

Notwithstanding any other provision of this Contract, Purchaser shall have no obligation to

purchase the Property, and no transfer of title to the Purchaser may occur, unless and until Illinois Housing Development Authority has provided Purchaser and/or Seller with a written notification that:

- 1) I. has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Agreement,
  - a) The purchase may proceed, or
  - b) The purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the property; or
- 2) I. has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. Illinois Housing Development Authority shall use its best efforts to conclude the environmental review of the Property expeditiously.

**7 Miscellaneous.**

It is further understood and agreed as follows:

7.1 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, and such counterparts together shall constitute one and the same instrument.

7.2 Survival. The representations, warranties, covenants and agreements contained in this Agreement shall survive the Closing and the delivery of the deed without limitation.

7.3 Severability. If any provision of this Agreement shall be held to be void or unenforceable for any reason, the remaining terms and provisions hereof shall not be affected thereby.

7.4 Time. Time is of the essence of this Agreement.

7.5 Binding Effect. The provisions of this Agreement shall inure to the benefit of and bind the successors and assigns of the parties hereto.

7.6 Amendment and Waiver. This Agreement may be amended at any time in any respect only by an instrument in writing executed by Seller and Purchaser. Either party may waive any requirement to be performed by the other hereunder, provided that said waiver shall be in writing and executed by the party waiving the requirement.

7.7 Integrated Agreement. This Agreement constitutes the entire agreement between Purchaser and Seller relating to the purchase of the Property, and there are no agreements, understandings, restrictions, warranties or representations between Purchaser and Seller other than those set forth herein.

7.8 Choice of Law. It is the intention of Seller and Purchaser that the laws of Illinois shall govern the validity of this Agreement, the construction of its terms and interpretation of the rights and duties of Purchaser and Seller.

7.9 Notices. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including telex and telegraphic communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed (airmail if international) by registered or certified mail (postage prepaid), return receipt requested, addressed to:

IF TO SELLER:

Housing Authority of the City of Danville  
c/o Jaclyn Vinson  
1607 Clyman Lane  
Danville, IL 61832

IF TO PURCHASER:

Vermilion Housing Coalition (NFP)  
Attn: Jaclyn Vinson  
1607 Clyman Lane  
Danville, IL 61832

00000049

WITH A COPY TO:

Richard M. Joseph  
Miller, Hal & Triggs  
416 Main Street, Suite 1125  
Peoria, IL 61602

or to such other address as any party may designate by notice complying with the terms of this paragraph. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery; (b) on the date of transmission with confirmed answer back if by telex, telefax or other telegraphic method; and (c) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

7.10 Waiver of Tender. Formal tender of an executed deed and the Purchase Price each is hereby waived.

7.11 Attorney's Fees. In the event any claim is asserted by or against any of the parties hereto with respect to this Agreement or the subject matter hereof, the party or parties prevailing in any litigation resulting from such claim shall be entitled to receive the reasonable attorneys' fees and all court costs, incurred by the prevailing party or parties in such litigation from the party or parties who fail so to prevail.

7.12 Memorandum. Purchaser is entitled to record a memorandum of this Option Agreement specifying the date of this Agreement, the option period and any extension period, but not the Purchase Price.

7.13 Assignment. Purchaser may, without the prior written consent of the Seller, assign its right, title, and interest herein to any limited partnership for purposes of developing the property utilizing Low Income Housing Tax Credits; provided that Purchaser is the sole member of the general partner of said partnership.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed, as of the day and year first above written.

SELLER:  
Housing Authority of the City of Danville, Illinois  
An Illinois municipal corporation

PURCHASER:  
Vermilion Housing Coalition (NFP)  
An Illinois not-for-profit corporation

By: \_\_\_\_\_  
Name: Jaclyn Vinson  
Title: As Executive Director

By: \_\_\_\_\_  
Name: Jaclyn Vinson  
Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

00000050

EXHIBIT A - LEGAL DESCRIPTION

Starting at the Southwest corner of the first intersection of an alley with Sixth Avenue. South of the intersection of Washington Street and Sixth Avenue; thence West 157 feet on the South line of said alley to the place of beginning; thence West 497 feet on the South line of said alley; thence South 2 degrees 59 minutes East 415 feet; thence North 87 degrees 7 minutes East 654 feet to the West line of Sixth Avenue; thence North 3 degrees West 165 feet to the South line of Lincoln Street; thence South 87 degrees 7 minutes West 157 feet; thence North 2 degrees 59 minutes West 250 feet to the place of beginning, being in the Northeast Quarter of the Southwest Quarter of Section 11, Township 23 North, Range 12 West of the 2<sup>nd</sup> P.M., in the City of Hopedon, Illinois, situated in Vermilion County, Illinois.

PIN 03-11-601-001

00000051

**RESOLUTION NO. 2021-2**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the PHA Annual Plan; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the PHA Annual Plan.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21<sup>st</sup> day of January, 2021.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

00000052

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

00000053



**Annual PHA Plan  
(Standard PHAs and  
Troubled PHAs)**

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

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose:** The 3-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, are to local HUD, families served by the PHA, and members of the public. (Use PHA's mission, goals, and objectives for assessing the needs of low-income, very low-income, and extremely low-income families.)

**Applicability:** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions:**

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and Section 8 units, vouchers, and was designated as a high performer on both of the most recent Public Housing 360 Annual System (PHAS) and Section 8 Management Assessment Program (SEMAP) assessments, if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units is less than 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that manages more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in its most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwellings units and/or housing choice vouchers on which, and a top PHAS or SEMAP troublee.



4.1 PHA Name: Housing Authority of the City of Danville PHA Code: 11011  
 PHA Type:  Standard PHA  Troubled PHA  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021  
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, if applicable)  
 Number of Public Housing (PH) Units: 565 Number of Housing Choice Vouchers (HCV): 910 Total Combined Units/Vouchers: 1,475  
 PHA Plan Submission Type:  Annual Submission  Revised Annual Submission

**Availability of Information:** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan elements, and all information relevant to the public housing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including vouchers, on such Asset Management Project (AMP) or other office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide such resident contact a copy of their PHA Plans.

See Attachment 1

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Annual Plan Elements**

**B.1 Revision of PTA Plan Elements**

(a) Have the following PTA Plan elements been revised by the PTA?

Y N

- Statement of Demands, Needs and Goals for Addressing Housing Needs
- Demographics and Other Policies that Govern Eligibility, Selection, and Allocations
- Financial Controls
- Rent Determination
- Operations and Management
- Grievance Procedures
- Homeownership Programs
- Community Service and Self-Sufficiency Programs
- Safety and Crime Prevention
- Pet Policy
- Asset Management
- Substantial Deviation
- Significant Amendment/Modification

(b) If the PTA answered yes for any element, describe the revisions for each revised element(s).

(c) Has PTA also submitted its Demographic Policy for Field Office review.

**B.2 New Activities**

(a) Does the PTA intend to undertake any new activities related to LHA following in the PTA's next fiscal year?

Y N

- Home Visit/Choice Neighborhoods
- Mixed Finance Modernization or Development
- Homeless Shelter Disposition
- Designated Housing for Elderly or Other Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistive or RAD
- Occupancy by Over-Income Families
- Occupancy by Police Officers
- Non-Smoking Policies
- Project-Based Vouchers
- Units with Approved Vouchers for Modernization
- Other Capital Grant Programs (i.e., Capital Fund Community Choice Grants or Emergency Safety and Security Grants)

(b) If any of these activities are planned for the next fiscal year, describe the activities. For new demolition activities, describe any public housing development or public housing owned by the PTA for which the PTA has applied or will apply for demolition and/or disposition approval under section 15 of the 1994 Act under the accurate demolition's specific approval process. If using Project-Based Vouchers (PBV), provide the proposed amount of project based units and general location, and describe how project based would be consistent with the PTA Plan.

See Attachment 2

**B.3 Civil Rights Certification**

Form HUD-50077, PTA Certification of Compliance with the PTA Plans and Related Regulations, must be submitted by the PTA as a subelement 806(L) item to the PTA Plan. See attachment 5

**B.4 Most Recent Fiscal Year Audit**

(a) Were there any findings in the most recent FY Audit?

Y N

(y) If yes, please describe.

**B.5 Progress Report.**  
 Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  
 See attachment 4

---

**B.6 Resident Advisory Board (RAB) Comments.**  
 (a) Did the RAB(s) provide comments to the PTA Plan?  
 Y N

(c) If yes, comments must be submitted by the PTA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB comments (above) and the decisions made on these recommendations.  
 See attachment 5

**B.7 Certification by State or Local Officials.**  
 Form HUD-50075-STA, *Certification by State or Local Officials of PHA Plans*, Consistency with the Declassified Plan, must be submitted by the PHA as an enclosure attached to the PHA Plan.  
 See certifications in attachment 6

**B.8 Troubled PHA.**  
 (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  
 Y N N/A

(b) If yes, please describe:

**(c) Significant Capital Improvements.** Required for all PHAs completing this form that administer public housing units, including those in 2010 and 2011.

**C.1 Capital Improvements.** Include a reference here to the most recent HUD-approved 5 Year Action Plan (HUD-50075-5YAP) and the date that it was approved by HUD.  
 The most recent HUD approved 5 Year Action Plan was completed in the EPIC system in and is on file at the (TACD) Administrative Office for review. See attachment 7.

# Instructions for Preparation of Form HUD-50075-ST Annual PIA Plan for Standard and Troubled PIAs

## A. PIA Information. All PIAs must complete this section.

- A.1 Include the full PIA Name, PIA Code, PIA Type, PIA Fiscal Year Beginning (MM/YYYY), PIA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PIA Plan Submission Type, and the availability of information, specific location(s) of all information relevant to the public hearing and proposed PIA Plan. (24 CFR §902.231-1(c))

PIA Consent(s) Check box if submitting a Joint PIA Plan and complete the info. (24 CFR §902.231-1)

## B. Annual Plan. All PIAs must complete this section.

- B.1 Revision of PIA Plan Elements. PIAs must:

Identify specifically which plan elements listed below that have been revised by the PIA. To specify which elements were last revised, mark the "year" box. For elements not last revised, mark "no." (24 CFR §903.3)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction covered by the PIA. The statement must identify the housing needs of (i) families with incomes below 40 percent of area median income (excluding low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction on the waiting list based on information provided by the applicable Consolidated Plan, in front of public by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §902.72(a)(1)) 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 preceding year. (24 CFR §902.72(a)(2)(i))

**Decarceration and Other Policies that Govern Eligibility, Selection, and Admissions.** PIAs must submit a Decarceration Policy for PHA Office review. For additional guidance on what a PIA must do to decarcerate poverty, visit the development and sample with fair housing commitments, see 24 CFR 903.2. (24 CFR §903.231(b)) Describe the PHA's admissions policy for decarceration of severely and deeply disadvantaged lower income families in public housing. The Decarceration Policy must describe the PHA's policy for bringing eligible income tenants into lower income developments and lower income tenants into higher income developments. The decarceration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.231(c) for developments not subject to decarceration of poverty and income mixing requirements. (24 CFR §903.70(b)) Describe the PHA's procedures for admission of waiting list to admission in public housing and access to site-based waiting lists. (24 CFR §903.71(c)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for local public housing and HCV. (24 CFR §903.70(f)) Describe the unit assignment policies for public housing. (24 CFR §903.70(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories of the PHA's anticipated resources, such as PIA 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 plan used for the resources. (24 CFR §903.73(f))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV development units, including applicable public housing, the state minimum rents, voucher family rent contribution, and payment standard policies. (24 CFR §903.74(f))

**Operation and Management.** A statement of the rules, regulations, and policies of the PHA governing maintenance and the physical condition of housing owned, leased, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including rodenticides) and management of the PHA's other programs of the PIA. (24 CFR §903.75(f))

**Grievance Procedures.** A description of the grievance and informal hearing procedures that the PIA makes available to its residents and applicants. (24 CFR §903.76(f))

**Homeownership Programs.** A description of any Section 50, Section 32, Section 87, or HOPE U public housing or Housing Choice Voucher (HCV) homeownership programs (including project rental) that will be initiated, administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.76(k))

**Community Service and Self-Sufficiency Programs.** Describe how the PIA will comply with the requirements of community service and treatment of income eligible, severely disadvantaged, and welfare program requirements. (24 CFR §903.77(f)) A description of: 1) Any programs relating to services and activities provided or referred to assist on family; and 2) Any activities or programs of the PIA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 4 and 558. (24 CFR §903.70(i))

**Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide descriptions by development or individual unit basis: (i) A description of the need for measures to assure the safety of public housing residents; (ii) A description of safety and 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 agencies for safety, including prevention measures and activities. (24 CFR §903.78(f)) 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 assist or aid victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PIA that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or retain housing; and 3) Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, cat or dog violence, sexual assault and stalking, or to ensure victim safety in assisted dwellings. (24 CFR §903.7(c)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §911.3(a))

**Asset Management.** State 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 its long-term operation, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §911.3(a))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(c)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment or modification", HUD will consider the following to be "significant amendments or modifications": a) changes in rent or administration policies or organization of the writing staff; b) modifications of non-emergency CTP work items (issue no. included in the annual CTP Annual Statement or CTP 5-Year Action Plan) or changes in use of replacements reserved for use under the Capital Fund; c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: <http://www.hud.gov/eo/notice911-3>. (24 CFR §903.7(c)(3))

If an issue is marked "yes", describe the issue(s) to these elements in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to each element in the current fiscal year, mark "yes" for each element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Hope VI or Choice Neighborhoods.** (1) A description of any housing (including project name(s), location and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and (2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/eo/notice911-3>. (Notice PH-2013-51)

**Mixed Finance Modernization or Development.** (1) A description of any housing (including project name(s), location and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and (2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/eo/notice911-3>. (Notice PH-2013-51)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACFA (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 acquisition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that a removal and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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/eo/notice911-3>. (24 CFR §903.7(k))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, leased or operated by the PHA (or persons thereof) in the upcoming fiscal year that the PHA has continually designated, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application year; (4) date the designation was approved, submitted, or planned for submission; and (5) the number of units affected. Note: (1) application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(j))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA for the PHA is required to convert or plans to voluntarily convert to market-based housing; (2) A timetable of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/eo/notice911-3>. (24 CFR §903.7(i))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA for the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: Notice PH-2012-32

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the family's low income family or the low or initial occupancy), if all the following conditions are satisfied: (1) The unit is eligible low income family or on the PHA waiting list, or applying for public housing assistance when the unit is eligible to an over-income family; (2) The PHA has published the availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month to month basis from rent that is not less than the PHA's rent to occupy the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA uses the over-income family or lease to occupy the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of development and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: <http://www.hud.gov/eo/notice911-3>. (24 CFR §903.7(i))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to occupy a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their occupancy; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence in public housing, employed on a full-time basis as a duly licensed professional police officer by a federal, State or local governmental or any agency of these governmental units. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of development and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: <http://www.hud.gov/eo/notice911-3>. (24 CFR §903.7(i))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing property. All incorporated PHA Plan statements of operation and management and the business standards that will apply to its projects. See additional guidance at HUD's website at [Notice PH 2009-21](#). (24 CFR §903.71c)

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PHA goals, site specific requirements, Housing Quality Standards (HQS) and decent minimum standards, as stated at 24 CFR 982.37(b)(1) and set forth in the PHA Plan statement of operation and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and physical locations, and describe how project-based vouchers will be consistent with the PHA Plan. (24 CFR §903.71d)

**Units with Approved Vacancies for Modernization.** The PHA may include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 982.37-50.(1).

**Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

For all activities that the PHA plans to undertake in the current fiscal year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-5007, *PHA Certification of Compliance with the PHA Plan and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications related to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFirmative Certification if it can document that it examines its programs and proposed programs to identify and eliminate impediments to fair housing, along with those programs; addresses those impediments; and reasonable distribution view of the resources available; works to eliminate unfair practices; and detect any of the jurisdiction's initiatives to affirmatively further fair housing; and assess that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.71c)

**B.4 Most Recent Fiscal Year Audit.** If the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.71p)

**B.5 Progress Report.** For all Annual Plans following submission of the final Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5 Year PHA Plan. (24 CFR §903.71q)

**B.6 Resident Advisory Board (RAB) comments.** If the RAB provides comments to the annual plan, mark "yes" submit the comments as a statement to the PHA and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR 982.37(a)(3)(v); 24 CFR §903.71r)

**B.7 Certification by State or Local Officials.** Form HUD 50077-01, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.71s). **NOTE:** A PHA may request to change its fiscal year to better coordinate its planning with planning zones under the Consolidated Plan process by State or local officials as applicable.

**B.8 Troubled PHA.** If the PHA is designated troubled, or has a current MOA, improvement plan, or recovery plan in place, mark "yes" and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no". If the PHA is not troubled, mark "N/A." (24 CFR §903.71t)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.71(g))

**C.1 Capital Improvements.** In order to comply with HUD's requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 3.a of the PHA Plan template: "See HUD Form-50075.2 approved by HUD on XXXXX/XXXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act which added a new section 54 to the US Housing Act of 1990, as amended. PHAs must file a 5-Year updated PHA Plan.

PHAs reporting burden for this information collection is estimated to average 0.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, reviewing and reviewing the collection of information, HUD mail room distribution of 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 collect the information reported in this form by virtue of HUD 12, U.S. Code, Section 17, U.S. Code, and regulations promulgated thereunder to Title 24, Code of Federal Regulations. The purposes of the collection of information are required to address a benefit or to maintain a benefit. This information is requested as confidential.

## Attachment #1

### **Section A.1 PHA Information**

#### **Availability of Information**

HACD maintains relevant information regarding the Agency Plan at its main administrative office and at each Asset Management Development listed below:

1. Centennial Manor- 426 E. Honeywell Avenue, Hoopston, IL 60942
2. Churchill Towers-101 E. Seminary Street, Danville, IL 61832
3. Fair Oaks- 1607 Clyman Lane, Danville, IL 61832
4. Mer Cho Manor- 723 N. Oak Street, Danville, IL 61832
5. Richie Manor- 205 E. West Street, Georgetown, IL 61846

**Detailed information regarding the Agency Plan components can be viewed at the HACD Administrative Office.** This information can be viewed at 1607 Clyman Lane, Danville IL 61832 between the hours of 7:30 a.m. and 4:00 p.m. Monday through Friday.

00 0000 60

## Attachment # 2

### **Section B.2 New Activities**

#### **MODERNIZATION OR NEW DEVELOPMENTS:**

The Housing Authority of the City of Danville has an interest in participating in all programs that will improve the supply of safe, decent and sanitary affordable housing in Vermilion County, Illinois. The Authority will submit a Mixed-Finance Application to HUD for Development, depending on funding sources and unit composition; subsequent to master planning and /or approval of one or more of the following proposed projects:

- **Modernization of Mer Che Manor (Phase II):** (AMP 103) The Authority will work to create and implement a plan to continue modernization efforts within Mer Che Manor. This work will include investing in common areas, improving aesthetics within the development, and updating out-of-date dwelling units. This modernization will also take into consideration occupancy issues we have at MerChe regarding studio (0 bedroom) units. Any modernization efforts will try to merge current studio apartments to create 1 bedroom units.
- **Modernization of Centennial Manor:**(AMP 104) The Authority will work to create and implement a plan to continue modernization efforts within Centennial Manor. This work will include investing in common areas, improving aesthetics within the development, and updating out-of-date dwelling units.
- **Replacement Housing In partnership with the City of Danville:** The Authority is interested in partnering with communities within Vermilion County to improve the quality of affordable housing available within the community. As a part of this endeavor, financial resources will be research and pursued according to development plans.
- **Transformation of Fair Oaks:** (AMP 101) The Authority will explore potential scenarios to transform the remaining housing portfolio of the Fair Oaks housing development. Funding sources will include the consideration of the Rental Assistance Demonstration conversion, Low Income Housing Tax Credits, Illinois Affordable Housing Tax Credits, IHDA Funding, City of Danville CDBG Funds, and/or Project Based Vouchers.
- **Modernization of Parkview Court:** The Authority will work to review the Rental Assistance Demonstration (RAD) and Low Income Housing Tax Credit (LIHTC) Programs, in relation to their effectiveness at rebuilding Parkview Court to improve the living conditions within this 50 unit development in Hoopston, IL. Through the transformation of Parkview Court, we look to demolish the current housing stock (25 duplex buildings), reduce the current unit density (from 50 units to 30 units), improve



safety and security for residents, allot project based vouchers to the new development, and affirm our commitment to quality affordable housing within our community.

**DEMOLITION/DISPOSITION:**

Demolition projects will only be considered if they are supporting the construction of new, quality affordable housing.

Disposition is being considered of Northridge Court, Allerton Court, and Tilton Court, on the basis of physical isolation and inefficiency of HACD operations.

**FUTURE OF PUBLIC HOUSING:** The Authority continues to gather the necessary knowledge to make a decision regarding a possible change to RAD and LIHTC for some complexes (as noted above in the example of Parkview Court). This exploration for knowledge will culminate with the Authority making a decision as to the each process (RAD and LIHTC), and whether it will be in the best interest of the Authority and the families we serve, or not.

**Attachment # 3**

**Section B.3 Civil Rights Certification**

## Attachment # 4

### **Section B.5 Progress Report on Meeting Mission and Goals**

*The mission of the Housing Authority of the City of Danville, Illinois, is to provide and develop quality affordable housing opportunities for individuals and families and to assist low income residents with safe, decent, sanitary and affordable housing; encourage resident participation, and provide opportunities for self-improvement which many enhance the residents' self-confidence and economic self-sufficiency. We shall operate in an effective, ethical and professional manner, and will create and maintain partnerships with its clients and appropriate community agencies to accomplish this mission.*

#### **PHA Goal: Provide access, availability and supply of decent affordable housing**

- The Authority has worked to maximize occupancy within our Low-Income Public Housing Developments; currently maintaining at least 96% occupied come each month end.
- In 2014 the Authority applied for and received sixty-five (65) HUD-VASH (Veteran Affairs Supportive Housing) Project Based Vouchers to be administered under the Housing Choice Voucher Program. Referrals come to the Authority through the Illiana VA Medical Center.
- In partnership with East Central Community Action Agency, the Authority awarded eight (8) Project Based Vouchers to support the construction of 8 new, single-family homes in Hoopston, Illinois.
- Installed Security Cameras in strategic locations throughout the Fair Oaks (AMP 101) Family Housing Development as a crime prevention/deterrent strategy. Cameras are intended to assist in identifying problem households and guests that are involved in anti-social, illegal activities. Authority Staff monitor the cameras and when appropriate, provide data and information to City Police to assist in investigations and prosecution. The camera system has been valuable in police investigations.
- Demolished 57 physically substandard public housing units within the Fair Oaks (AMP 101) development.
- Received approval from HUD SAC to demolish 92 physically substandard public housing units within the Fair Oaks (AMP 101) development and 26 physically substandard public housing units within Ramey Court (AMP 104).
- The Authority has taken over management of, and merged with the Vermilion County Housing Authority for improved efficiencies and streamlined service.

#### **PHA Goal: Support the Development, Construction, Re-Development, Rehabilitation, and Acquisition of Quality Affordable Housing**

- The Authority hosted Housing Choice Voucher Program Landlord Workshops which will be designed to recruit, educate, and retain landlords for the Housing Choice Voucher Program. We have seen an increase in new and returning landlords to the HCV program throughout Vermilion County.

- The HACD has created a strategy of investment related to Capital Fund expenditures, as a result of a thorough planning and consideration process. These investments in modernization will work to make our Public Housing Developments more marketable and enticing for longer tenancy.
- Improving Energy Efficiency within our Public Housing Developments will continue to be a factor in determining the level and type of investments and modernization potential.
- The Authority makes public, civic and governmental agencies aware of its programs, services and activities on a regular basis by attending group luncheons and regularly scheduled community meetings.
- The Authority and its partners will continue to foster partnerships with other agencies in order to meet its primary objective of developing additional affordable housing within Vermilion County. Through these partnerships additional housing will be created and the Authority will work to recoup developer and management fees to help bridge the funding gaps in our core programs.

**PHA Goal: Improve the Accountability and Quality of Assisted Housing**

- The Low Income Public Housing Program works to maintain a month-end occupancy rate of at least 96%.
- The Authority is working to maintain a high level of standards and professionalism in the operation of all programs, services and activities.
- The Authority has partnered with the Danville Area Community College to offer a class to residents called *Getting Ahead*. The offering of this class has resulted in full-time internships for members of the first two classes. Increasing popularity of the class has encouraged the Authority to offer two classes per "semester" instead of just one.
- By improving the daily operations, the Authority will work to improve the Public Housing Management (PHAS), Real Estate Assessment Center (REAC) and Section Eight Management Assessment Program (SEMAP) Scores.

00000065

**HOUSING AUTHORITY OF THE CITY OF DANVILLE  
PHA ANNUAL MEETING  
HELD VIRTUALLY VIA ZOOM  
JANUARY 5, 2021**

Those in attendance were Jaclyn Vinson, Executive Director.

00000066

**RESOLUTION NO. 2021-3**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, to approve the 5-Year Plan; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action,

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the 5-Year Action Plan.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21<sup>st</sup> day of January, 2021.

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer

00000068

# 5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose:** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA profiles, lists of requirements concerning the PHA's operations, programs, and services, and inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability:** Form HUD-50075-5Y is to be completed every second 5 PHA fiscal years by all PHAs.

## PHA Information

4.1 PHA Name: Housing Authority of the City of Danville PHA Code: ILC11

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021

PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**Availability of Information:** In addition to the items listed in this form, PHAs must have the following basic information available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information released to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA, policies contained in the standard Annual Plan, PHA profiles, and their assumed sub-elements. At a minimum, PHAs must post PHA Plans, including updates, to each Area Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCY
Lead PHA:					



B.1	<p><b>5-Year Plan</b> (Required for all PHAs completing this form.)</p>
B.1	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the HACD is to provide and develop quality affordable housing opportunities for individuals and families and to assist low income residents with safe, decent, sanitary, and affordable housing; encourage active resident participation, and provide opportunities for self-improvement which may enhance the residents' self-confidence and economic self-sufficiency.</p>
B.2	<p><b>Goals and Objectives.</b> Identify the PHA's short-term goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>See Attachment 1</p>
B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives established in the previous 5-Year Plan.</p> <p>See Attachment 2</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, services objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment 3</p>
B.5	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification to its 5-Year Plan or Annual Plan is a change in policy that significantly and materially alters the Housing Authority's stated mission, goals, objectives and activities as stated in the Annual Plan, unless they are adopted to reflect changes in HUD regulations.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50075-5L <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

## Attachment 1

### 5.2 Goals and Objectives 2021-2025

#### Housing Authority of the City of Danville 5 Year Plan

##### **PHA Goal: Improve the Image of the Housing Authority within the Community**

- **Objectives:**
  - a. Develop signage for properties with Housing Authority Branding
  - b. Continue to educate the residents of the community on housing issues
  - c. Begin process of developing "trifold" for marketing and promotion of Housing Authority services
  - d. Continue to improve "curb appeal" of public housing properties

##### **PHA Goal: Provide access, availability and supply of safe decent affordable housing**

- **Objectives:**
  - a. Increase Public Housing Occupancy
  - b. Renovate public housing units at Mer Che Manor to create more marketable units
  - c. Increase utilization of Budget Authority for the Section 8 Housing Choice Voucher Program
  - d. Discuss with local government officials a Rental Property inspection protocol (HQS/UPCS) for all non-subsidized rental property to begin improving rental housing stock

##### **PHA Goal: Support the Development, Construction, Re-development, Rehabilitation, and Acquisition of Quality Affordable Housing**

- **Objectives:**
  - a. Review and establish long-range plans for each housing development; including mechanisms to encourage investment and improvement like LIITC, RAD, and PBV.

##### **PHA Goal: Improve the accountability and quality of assisted housing**

- **Objectives:**
  - a. Improve Public Housing Management (PHAS Score)
  - b. Improve Public Housing REAC Score
  - c. Improve Voucher Management (SEMAP Score)
  - d. Implement additional public housing safety and security improvements at all AMPs
  - e. Review feasibility and cost of property fencing

##### **PHA Goal: Promote advancements in economic prosperity for residents of assisted housing**

- **Objectives:**
  - a) Redevelop Resident Councils at each AMP or an Agency Wide Resident Council
  - b) Continue to seek out grants to assist residents with self-sufficiency
  - c) Develop community partnerships to help direct residents to opportunities for education and employment

**PHA Goal: Provide access, availability and supply of safe decent affordable housing**

• **Objectives:**

- a. Renovate or modernize public housing units as needed
- b. Continue to Improve the infrastructure of public housing developments
- c. Maximize Public Housing Occupancy / Strive to Maintain 96%+ Occupancy Rate
- d. Maximize utilization of available funding for Section 8 Housing Choice Vouchers
- e. Apply for additional Specific Use Section 8 Housing Choice Vouchers as needed
- f. Allocate Project Based Vouchers (PBVs) to affordable housing developments within Vermillion County which support the mission of the Housing Authority
- g. Continue outreach efforts to potential Section 8 Voucher landlords
- h. Work with Crosspoint, Crosspoint at the Y and the Continuum of Care to reduce homelessness in our Community

**PHA Goal: Promote advancements in economic prosperity for residents of assisted housing**

• **Objectives:**

- a. Review Offering the Section 8 Housing Choice Voucher Home Ownership Program and FSS – Family Self Sufficiency
- b. Develop interagency partnerships with local agencies such as Community Action, Habitat for Humanity, Crosspoint Human Services, Salvation Army, Crosspoint at the Y, The Danville Rescue Mission, CRIS Senior Service, School District #118 to promote affordable housing
- c. Provide or attract supportive services and community organizations to improve assistance for/with recipients' employability
- d. Provide or attract supportive services to increase independence for the elderly or families with disabilities
- e. Improve residents' health and safety, particularly the children through facilitated programs and trainings

## Attachment 2

### 10.0 (a) – Historical Review of Progress Mission, Goals and Objectives for PHA 5-Year Plan – PHA Fiscal Years 2015 – 2019

**PHA Goal: Provide access, availability and supply of decent affordable housing**

We have been addressing a history of some poor Public Housing Management practices. We created a Housing Operations Director position to add much needed consistency to the public housing and housing choice voucher departments.

We maintained an occupancy rate of 96%.

We are utilizing at least 100% of our Budget Authority in the HCV department, causing us to request monthly from the HUD FMC withdrawals from our HUD Held Reserves.

We are continuing outreach efforts to recruit new HCV landlords.

We opened our HCV waiting list for almost one week, until we got to the point where we were overwhelmed by the number of applications received.

We took over management of the Vermilion County Housing Authority, and effective April 1, 2020, we merged the Housing Authority of the City of Danville with the Vermilion County Housing Authority to streamline services and improve efficiencies.

We actively support a partnership with the Illiana VA to provide HUD VASH vouchers both tenant based and project based throughout the county.

We have been working with the Center for Children's Services to increase the number of Family Unification Vouchers issued. We have also entered into an agreement with Crosspoint Human Services for a Homeless program that they administer. We will be receiving referrals from Crosspoint and Crosspoint at the Y for our voucher program.

**PHA Goal: Support the Development, Construction, Re-development, Rehabilitation, and Acquisition of Quality Affordable Housing**

We continue to modernize and renovate our Public Housing stock. Our main projects have been mandatory upgrades necessary to roofing systems and mechanical (elevator) systems across all AMPs.

We initiated several additional resident security measures during the year.

Several years ago, our Board of Commissioners approved hiring Johnson Controls as our Energy Performance Service Company. That project has now been completed and the lighting change has been significant. The EPC is performing well and generating dollars for the Central Office Cost Center and for Public Housing Operations.

We developed and received approval from the HUD SAC on three critical demolition projects (2 at Fair Oaks Development and 1 at Ramey Court development).

00000073

**PHA Goal: Improve the accountability and quality of assisted housing**

Our PHAS score has been maintained as a Standard Performer.

Our REAC goal is to continually improve the physical condition scores, until all AMPs are in High Performing status.

We began to research the designation of a developments or buildings for senior resident groups only changing it from Senior/Disabled. We have two high rise buildings that could qualify. One building has 49 units, a smaller community room but only one elevator. The other building has 93 units, a gymnasium size community room and a library and the building has two elevators. We continue to analyze our wait list for people with a senior designation. Our numbers are relatively low. It is our plan to continue the analysis and make a recommendation as to the designation when we have ample waiting list numbers.

**PHA Goal: Provide opportunities of lower income households to live in mixed income communities and facilitate more effective delivery of affordable housing and a better understanding of affordable housing within the Community**

We have had great success with establishing partnerships with many of our local agencies. We worked with the Danville Veterans Medical Center this past year to secure a 65 unit Project Based VASH Voucher homeless veteran development. We also have partnerships with Connexions Church for youth and adult assistance and the Center for Children's Services for family services. We also utilize HALO for families, Project Success for families, DCF5 and Prairie Center for families and we utilize CRIS for senior needs. We continue to work with Community Action, Crosspoint Human Services, Salvation Army, Crosspoint at the Y, formerly the YFRC, The Danville Rescue Mission, and CRIS Senior Services to assist us in promoting affordable housing.

We continually work with our Section 8 landlords to improve the quality of housing in our community. We continue to add additional landlords to the pool of available units in our community.

We work hand in hand with our local law enforcement to promote positive change in affordable housing. We meet regularly to discuss issues and plans. They take a very active roll in managing our NO Trespass list. We confer regularly on who needs to be added to the list and if anyone should be removed. They also have a police substation in our largest family development.

Victims of domestic violence, dating violence, sexual assault, or stalking cannot exercise their rights under VAWA if they do not know about them. To ensure that information about VAWA is as widely and as readily available as possible, the PHA will post such information both on its website and in its offices, as well as distribute the information at briefings, eligibility, and annual recertification appointments.

The PHA has adopted a waiting list preference for families who are being involuntarily displaced due to domestic violence, dating violence, sexual assault, and/or stalking for both the Low-income Public Housing and Housing Choice Voucher Programs. This allows the PHA to prioritize housing those families who are most vulnerable.

The PHA strives to maintain the confidentiality of those protected under VAWA and takes reasonable precaution as to not place a domestic violence victim at continued risk.

The PHA has a Memorandum of Understanding with Your Family Resource Connection, which is the community's women shelter, to allocate, on a referral basis, Housing Choice Vouchers to women and families who experience domestic violence and/or homelessness.

The PHA is concerned about the safety of its tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. The PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The PHA prioritizes these transfers and makes its best effort to process these requests in a most timely manner.

If opportunity presents itself, the PHA will continue to make partnerships with community resources that will enable serving the needs of children and adult victims of domestic violence, dating violence, sexual assault, or stalking.

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PIAs

## A. PHA Information (24 CFR §903.244(a))

- A.1. Includes the full PHA Name, PHA Code, PHA Fiscal Year Beginning (YYYYYY), PHA Plan Submission Type, and the Availability of Information (specific to 2019-2020) information relevant to the housing and homeless PHA Plan.

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

## B. 5-Year Plan.

- B.1. **Mission.** State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. (24 CFR §903.51(a)(1))
- B.2. **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. (24 CFR §903.51(b)(1)) The Qualifying PHAs only: if a PHA proposes to take minor/effort-based actions, then that action requires a significant commitment to the PHA's 5-Year Plan.
- B.3. **Progress Report.** Provide a report on the progress the PHA has made in meeting the goals and objectives associated in the previous 5-Year Plan. (24 CFR §903.51(b)(2))
- B.4. **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities/objectives, programs, or projects that will enable the PHA to serve the needs of child and adult victims of domestic violence, including violence, sexual assault, or stalking. (24 CFR §903.62(a)(4))
- B.5. **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6. **Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
  - (b) If yes, submit comments as an attachment to the plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.52(a), 24 CFR §903.19)

This information will be submitted to HUD for the Quality Housing and Work-Based Housing (QHWBH) program under the Housing and Community Development Act of 1992 as amended, and all information is for HUD use. The 5-Year PHA Plan is also the PHA's most current objective for serving the needs of low-income, very low-income, and extremely low-income families for the next five years and is subject to audit and review by HUD.

After receiving notice from HUD regarding the PHA's 5-Year Plan, HUD will submit a report including the data for housing, homelessness, and other housing data to HUD, providing information that the PHA needs to complete its 5-Year Plan. HUD will also submit a report to HUD regarding the PHA's 5-Year Plan and the PHA's decision made on these recommendations.

**Privacy Notice:** The United States Department of Housing and Urban Development collects and uses the information you provide in this form to carry out its duties under Title 24, Code of Federal Regulations. Reported to the collection of information are required to obtain a standard for results. The information is used to determine the eligibility of the applicant.

000000 78

**RESOLUTION NO. 2021-4**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve a project agreement with Schaumburg Fine Trim for corridor renovations at Centennial Manor not to exceed \$60,426.00; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a project agreement with Schaumburg Fine Trim for corridor renovations at Centennial Manor not to exceed \$60,426.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21<sup>st</sup> day of January, 2021.

06 0000 77



Ayes

Nays \_\_\_\_\_

Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer



271 West Bradley Avenue  
Champaign, Illinois 61821  
p 217.244.7400 f 217.532.7400

[www.fg.com](http://www.fg.com)

January 13, 2021

Mrs. Jaclyn Vinson  
Executive Director  
Vermilion Housing Authority  
1607 Dryman Lane  
Danville, IL 61832

Re: Centennial Manor Corridor Renovation

Dear Jackie:

The purpose of this memo is to provide you with a recommendation based upon the bids that were received for the VHA Centennial Manor Corridor renovation project.

VHA received bids on January 8, 2021 for the Centennial Manor Corridor Renovation project. We had good interest in the project and received 5 bids. Attached is a bid tabulation sheet with the results of the bid opening for your reference.

The apparent low bidder at the time of the bid opening is Schaumburg Fine Trim. We spoke to Quintin Schaumburg via phone after bids were collected. I have confirmed that they are comfortable with their submitted bid and are prepared to begin work upon the District's notice to proceed. They have bid the project utilizing prevailing wages and have included the services required to complete the scope of work outlined in the bidding documents.

VHA and Farnsworth Group has worked with Schaumburg Fine Trim on numerous projects in the past and have found their performance to be satisfactory.

After review of all submitted documents, we found the bid submitted by Schaumburg Fine Trim to be in order and are recommending award for the for their bid of \$60,426. This amount is lower than our independent engineering cost opinion of \$75,000 - \$100,000.

If the Board decides to move forward with the project, the next step is to issue a Notice of Intent to Award a Construction Contract so that Schaumburg Fine Trim can begin preparing the required bonding and insurance coverage. Farnsworth Group will then prepare a construction contract on behalf of VHA and will submit to VHA for review and approval. Once VHA accepts the contract, it is sent to Schaumburg Fine Trim for their review and approval. After VHA and Schaumburg Fine Trim agree to the contract and sign accordingly, the contract is fully executed, and construction can begin.

Farnsworth Group, Inc.  
January 13, 2021  
Page 2 of 2

If you have any questions or require additional information, please do not hesitate to contact our office.

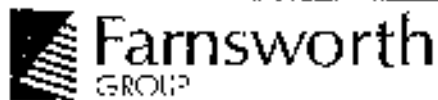
Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in black ink, appearing to read "Scott Burge". The signature is fluid and cursive, with a large, stylized "S" at the beginning.

Scott Burge, AIA, NCARB, LEED AP  
Architectural Manager

00000080



**BID TAB**

PROJECT:	VHA Centennial Minor Corridor Renovation	PROJECT NO.: 0201458.00
LETTING DATE:	January 8, 2020	TIME: 7:00 PM
	<b>BIDDER</b>	<b>BASE BID</b>
	Schauberg The Trim	\$91,426.00
	Diamond Design & Construction	\$73,700.00
	Building Systems of Illinois	\$50,230.00
	English Brothers	\$116,400.00
	McDermott Builders	\$83,709.00

00000081

**RESOLUTION NO. 2021-5**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS  
d/b/a VERMILION HOUSING AUTHORITY**

**WHEREAS**, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

**WHEREAS**, in furtherance of its purpose, the Authority to approve a project agreement with Schaumburg Pine Trim for corridor renovations at Mer Che Manor not to exceed \$145,857,20; and

**WHEREAS**, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

**NOW, THEREFORE**, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a project agreement with Schaumburg Pine Trim for corridor renovations at Mer Che Manor not to exceed \$145,857,20.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

**ADOPTED** at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21<sup>st</sup> day of January, 2021.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF  
DANVILLE d/b/a VERMILION HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Its: Chairman

Attest:

By: \_\_\_\_\_  
Its: Secretary/Treasurer



275 West Bradley Avenue  
Champaign, Illinois 61821  
p 217.552.7408 • 217.552.7766

[www.fg.com](http://www.fg.com)

January 13, 2021

Mrs. Iaclyn Vinson  
Executive Director  
Vermilion Housing Authority  
1607 Clyman Lane  
Danville, IL 61832

Re: Mer Che Corridor Renovation

Dear Jackie:

The purpose of this memo is to provide you with a recommendation based upon the bids that were received for the VHA Mer Che Corridor Renovation project.

VHA received bids on January 8, 2021 for the Mer Che Corridor Renovation project. We had good interest in the project and received 5 bids. Attached is a bid tabulation sheet with the results of the bid opening for your reference.

The apparent low bidder at the time of the bid opening is Schaumburg Fine Trim. We spoke to Quintin Schaumburg via phone after bids were collected. I have confirmed that they are comfortable with their submitted bid and are prepared to begin work upon the District's notice to proceed. They have bid the project utilizing prevailing wages and have included the services required to complete the scope of work outlined in the bidding documents.

VHA and Farnsworth Group has worked with Schaumburg Fine Trim on numerous projects in the past and have found their performance to be satisfactory.

After review of all submitted documents, we found the bid submitted by Schaumburg Fine Trim to be in order and are recommending award for the for their bid of \$145,857.20. This amount is lower than our independent engineering cost opinion of \$175,000 - \$200,000.

If the Board decides to move forward with the project, the next step is to issue a Notice of Intent to Award a Construction Contract so that Schaumburg Fine Trim can begin preparing the required bonding and insurance coverage. Farnsworth Group will then prepare a construction contract on behalf of VHA and will submit to VHA for review and approval. Once VHA accepts the contract, it is sent to Schaumburg Fine Trim for their review and approval. After VHA and Schaumburg Fine Trim agree to the contract and sign accordingly, the contract is fully executed, and construction can begin.

Farnsworth Group, Inc.

January 13, 2021

Page 2 of 2

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in black ink, appearing to read "Scott Burge". The signature is written in a cursive style with a large initial "S".

Scott Burge, AIA, NCA33, LEED AP  
Architectural Manager

00000025





## BID TAB

PROJECT: VHA Mer Ctr Corridor Renovation		PROJECT NO.: 0201460.00
LETTING DATE: January 9, 2020		TIME: 2:00 P.M.
BIDDER	BASE BID	
Scheuing Building Firm	\$145,657.20	
Diamond Design & Construction	\$152,860.00	
Building Systems of Illinois	\$185,540.00	
English Brothers	\$222,000.00	
McDowell Builders	\$191,425.00	

00000000