

Vermilion Housing Authority



Board of Commissioners

May 19, 2022

Board Packet



Vermilion Housing Authority

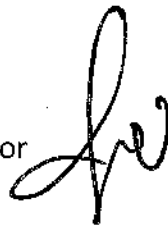
1607 Clyman Lane

Danville, IL 61832

P: (217) 443-0621 F: (217) 431-7059

Jaelyn Vinson, Executive Director

TO: All Interested Parties

FROM: Jaelyn Vinson, Executive Director 

DATE: May 13, 2022

SUBJECT: Board of Commissioners Monthly Meeting

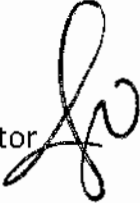
The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, May 19, 2022** at **4:00 p.m.** at **Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois** or via teleconference.

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: May 13, 2022

SUBJECT: Board of Commissioners Monthly Meeting

The next regular monthly 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, May 19, 2022 at 4:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois or 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
FAIR OAKS ADMINISTRATION BUILDING
BOARD ROOM OR VIA TELECONFERENCE
THURSDAY, MAY 19, 2022
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 May 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 April 21, 2022- VHA Board Minutes and April 28, 2022 Special Meeting Minutes (pages 1-13)
6. Police Reports (pages 14-15)
7. Department Reports:
 - (a) Public Housing (pages 16-17)
 - (b) HCV (pages 18-19)
 - (c) Finance (pages 20-36)
 - (d) Personnel (page 37)
8. New Business [all the below items – roll call vote]
 - * (a) Amendment to Chapter 17 of the Section 8/HCV Administrative (pages 38-39)
 - * (b) 2022 SEMAP Certification (pages 40-45)
 - * (c) Award of Fair Oaks Infrastructure Removal Project (pages 46-51)
 - * (d) Award of Ramey Court Demolition Project (pages 52-57)

9. Other Business
(a) Project Updates

10. Closed Session

Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority has been filed and is pending before a court or administrative tribunal, or when the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the closed meeting minutes.

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is June 16, 2022 at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, IL or via teleconference. We will begin at 4:00 p.m.

MINUTES OF
April 21, 2022
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermillion Housing Authority met in regular session on April 21, 2022 at 4:03 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois and via Zoom. Chairman O’Shaughnessy asked that everyone stand and recite the “Pledge of Allegiance.” Upon roll call requested by Chairman O’Shaughnessy, those present and absent were:

- PRESENT: Carla Boyd, Harsha Gurujal, Chairman – Pat O’Shaughnessy, Courtney Watson and Deanna Witzel
- ABSENT: Vice Chairman – Gary Miller and Lindsay VanFleet
- ALSO PRESENT: Executive Director, Jaclyn Vinson; Intake Specialist, Sue Harden and Chief Financial Officer, Amber McCoy

Chairman O’Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chairman O’Shaughnessy then called for a motion to approve the agenda as presented. Commissioner Witzel moved that the agenda be approved as presented. Commissioner Gurujal seconded the motion. Chairman O’Shaughnessy called for a roll call vote to approve the agenda which produced the following:

- AYES: H. Gurujal, P. O’Shaughnessy, C. Watson and D. Witzel
- NAYES: None
- ABSENT: G. Miller and L. VanFleet

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

Chairman O’Shaughnessy asked for any additions or deletions to the minutes from the March 17, 2022 Regular Board Meeting Minutes and Closed Session Minutes item number 5 on the agenda. None were presented. Chairman O’Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Commissioner Witzel made a motion that the minutes from the March 17, 2022 Regular Board Meeting Minutes and Closed Session Minutes be approved. Commissioner Watson seconded the motion. Chairman O’Shaughnessy called for a roll call vote to approve the minutes of the March 17, 2022 Regular Board Meeting Minutes and Closed Session Minutes which produced the following:

AYES: P. O'Shaughnessy, C. Watson, D. Witzel, C. Boyd and H. Gurujal
NAYES: None
ABSENT: L. VanFleet and G. Miller

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated there were 15 police calls for March.

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

(a) **Public Housing** – Mrs. Vinson went over the March report. She stated they were at 98% occupancy for March at all AMPs. She also went over the ROSS Grant report.

(b) **HCV/Section 8** – Mrs. Vinson went over the March report. She stated they were at 423. A question and answer session followed.

(c) **Finance** – Amber McCoy went over the Finance, TAR's and Expenditures Report for March. A question and answer session followed.

(d) **Personnel** – Amber McCoy went over the March 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 agenda – Fair Oaks Camera Relocation; VHA Administration Building Ejector Pump Replacement; Ramey Court Asbestos Removal; Addendum to Executive Director's Contract and Approval to list 33 N. Hazel St. for sale.

(a) **Fair Oaks Camera Relocation** – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Gurujal made a motion to approve the Fair Oaks Camera Relocation. Commissioner Boyd seconded it.

RESOLUTION NO. 2022-10

**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 relocation of security cameras in AMP 101 by SEA Group, Inc. of Springfield, Illinois with an amount not to exceed \$31,814.00; 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 the relocation of security cameras in AMP 101 by SEA Group, Inc. of Springfield, Illinois with an amount not to exceed \$31,814.00.
- 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.

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

AYES: C. Watson, D. Witzel, C. Boyd, H. Gurujal and P. O'Shaughnessy
NAYES: None
ABSENT: L. VanFleet and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

(b) VHA Administration Building Ejector Pump Replacement – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if there were any questions. 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 VHA Administration Building Ejector Pump Replacement. Commissioner Gurujal seconded it.

RESOLUTION NO. 2022-11

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 replacement of the ejector pump in the Administration Building by Davis Houk Mechanical with an amount not to exceed \$12,940.89; 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 replacement of the ejector pump in the Administration Building by Davis Houk Mechanical with an amount not to exceed \$12,940.89.
- 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 VHA Administration Building Ejector Pump Replacement which produced the following:

AYES: D. Witzel, C. Boyd, H. Gurujal, P. O'Shaughnessy and C. Watson
NAYES: None
ABSENT: G. Miller and L. VanFleet

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) Ramey Court Asbestos Removal – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if there were any questions. 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 Ramey Court Asbestos Removal. Commissioner Watson seconded it.

RESOLUTION NO. 2022-12

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 asbestos removal at Ramey Court by M&O Environmental Company of Peoria, Illinois with an amount not to exceed \$141,000.00; 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 the asbestos removal at Ramey Court by M&O Environmental Company of Peoria, Illinois with an amount not to exceed \$141,000.00.
- 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 Ramey Court Asbestos Removal which produced the following:

AYES: C. Boyd, H. Gurujal, P. O'Shaughnessy, C. Watson and D. Witzel
NAYES: None
ABSENT: G. Miller and L. VanFleet

Chairman O'Shaughnessy thereupon declared said motion carried.

(d) **Addendum to Executive Director's Contract** – Chairman O'Shaughnessy went over the addendum. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Boyd made a motion to approve the Addendum to the Executive Director's Contract. Commissioner Witzel seconded it.

RESOLUTION NO. 2022-13

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 Addendum to the Executive Director's Contract; 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 Addendum to the Executive Director's Contract.
- 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 Addendum to Executive Director's Contract which produced the following:

AYES: H. Gurujal, P. O'Shaughnessy, C. Watson D. Witzel and C. Boyd
NAYES: None
ABSENT: G. Miller and L. VanFleet

Chairman O'Shaughnessy thereupon declared said motion carried.

(e) Approval to list 33 N. Hazel St. for sale – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if there were any questions. Discussion was held followed by a question and answer session. It was decided to table the vote until further discussion with City Administration. Commissioner Witzel made a motion to table the vote until further discussion with City Administration. Commissioner Gurujal seconded it.

Chairman O'Shaughnessy called for a roll call vote to table the vote until further discussion with City Administration which produced the following:

AYES: P. O'Shaughnessy, C. Watson, D. Witzel, C. Boyd and H. Gurujal
NAYES: None
ABSENT: L. VanFleet and G. Miller

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the agenda – Other Business – Project Updates.

(a) Project Updates – Mrs. Vinson went over the project updates. She stated the Fair Oaks demolition is going well. There are 2 buildings left to come down. She stated cameras have been installed at Beeler Terrace and new ones at Churchill Towers. A question and answer session followed. She stated REAC will be at the County Sites in April and at AMP 102 and 103 in May. She also stated that we are looking for a 72" commercial mower. She stated she will scheduling a special zoom meeting for this voting item.

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(c) Amendment to Chapter 17 of the Section 8/HCV Administrative Plane – First Read – Mrs. Vinson stated the changes are to Project Based Vouchers.

Chairman O’Shaughnessy asked for item 10 on the agenda – Closed Session Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

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

None were presented

Chairman O’Shaughnessy as for item 11 on the agenda - Chairman/Commissioner Comments. None were presented.

Chairman O’Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner Witzel made the motion to adjourn. Commissioner Boyd seconded the motion. Chairman O’Shaughnessy called for a roll call vote to adjourn the meeting which produced the following:

AYES: C. Watson, D. Witzel, C. Boyd, H. Gurujal and P. O’Shaughnessy
NAYES: None
ABSENT: G. Miller and L. VanFleet

The meeting was adjourned at 4:55 p.m.

_____ Date: _____

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

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Date: _____

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

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MINUTES OF
April 28, 2022
SPECIAL BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermillion Housing Authority met in a special meeting on April 28, 2022 at 2:14 p.m. via Zoom. Vice Chairman Miller asked that everyone recite the "Pledge of Allegiance." Upon roll call requested by Vice Chairman Miller, those present and absent were:

PRESENT: Harsha Gurujal, Vice Chairman – Gary Miller, Lindsay VanFleet and Deanna Witzel
ABSENT: Carla Boyd, Chairman – Pat O'Shaughnessy and Courtney Watson
ALSO PRESENT: Executive Director, Jaclyn Vinson

Vice Chairman Miller called for any additions or deletions to item number 3 on the agenda. None were presented. Vice Chairman Miller then called for a motion to approve the agenda as presented. Commissioner Witzel moved that the agenda be approved as presented. Commissioner VanFleet seconded the motion. Vice Chairman Miller called for a roll call vote to approve the agenda which produced the following:

AYES: H. Gurujal, G. Miller, L. VanFleet and D. Witzel
NAYES: None
ABSENT: P. O'Shaughnessy, C. Watson and C. Boyd

Vice Chairman Miller opened the floor to public and resident comments, item number 4 on the agenda. None were presented.

Vice Chairman Miller asked for item number 5 on the agenda - New Business – Purchase of Gravely Pro-Turn 672 mower.

(a) Purchase of Gravely Pro-Turn 672 mower – Mrs. Vinson went over the quote. Vice Chairman Miller asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the purchase of the Gravely Pro-Turn 672 mower. Commissioner Gurujal seconded it.

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RESOLUTION NO. 2022-14

**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 purchase of a Gravely Pro-Turn 672 Mower from Ready Rental at a cost not to exceed \$13,689.90; 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 purchase of Gravely Pro-Turn 672 Mower from Ready Rental at a cost not to exceed \$13,689.90.
- 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.

Vice Chairman Miller called for a roll call vote to approve the Purchase of Gravely Pro-Turn 672 mower which produced the following:

AYES: G. Miller, L. VanFleet, D. Witzel and H. Gurujal
NAYES: None
ABSENT: P. O'Shaughnessy, C. Watson and C. Boyd

Vice Chairman Miller thereupon declared said motion carried.

Vice Chairman Miller stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner VanFleet made the motion to adjourn. Commissioner Witzel seconded the motion. Vice Chairman Miller called for a roll call vote to adjourn the meeting which produced the following:

AYES: L. VanFleet, D. Witzel, H. Gurujal and G. Miller
NAYES: None
ABSENT: C. Watson, C. Boyd and P. O'Shaughnessy

The meeting was adjourned at 2:16 p.m.

_____ Date: _____

Vice 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

Total Police Calls	FY 2023		FY 2022		YTD Police:	2023		2022	
March:			15	20					
February:			9						
January:			13						
December:			14						
November:			25						
October:			30						
September:			15						
August:			12						
July:			22						
June:			21						
May:			26						
April:			13						
Total Calls for the Month:					YTD Calls:				

FO - Fair Oaks
 BT - Baseler Terrace
 MC - Mar Che
 CH - Churchill
 MCT - Madison Court
 CM - Contonial Manor
 PVC - Parkview Court
 KC - Kennedy Court
 *Includes County Properties as well

Monthly Occupancy April 2022

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	157	158	99%
AMP 102-Beeler, Churchill, Madison Ct.	107	108	99%
AMP 103- Mer Che	92	93	99%
AMP 104- County Sites	176	185	95%
GRAND TOTAL THIS MONTH	532	544	98%
GRAND TOTAL LAST MONTH	542	544	100%



April 2022 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- Project Success Board meeting
- LAN (Local Area Network) meeting
- Prevent Child Abuse Coalition meeting
- HUD: First Book
- CRIS Vermilion Partners meeting
- U of I Cooperative Extension meeting

Referrals:

- Referrals made to Community Organizations/Services
 - Fair Hope 5– families needing clothing for their children/ 1 no show
 - Love Inc. – 1 family needing household items and beds/ 1 no show
- Scheduled assessments/appointments:
 - Fair Oaks 5 ROSS assessments scheduled/2 no shows

Trainings:

- HUD-Strong Families webinar: Building Financial Futures
- HUD/Communities of Practice Training 1 (Finance Training)
- HUD-Strong Families webinar: Ways to Manage Debt

Program:

- Housekeeping Class
 - Public Housing - Fair Oaks/23 scheduled – 16 no shows
 - HCV/4 scheduled – 1 no show
- Raising Highly Capable Kids at Churchill
 - 9 participants - 2 VHA/7 community members

Housing Choice Voucher
April 2022 Board Report

UTILIZATION

- New Admissions: 5
- Terminations: 7
 - 1-Program Compliance
 - 1-Deceased
 - 1-Voluntary
 - 1-Self Sufficient
 - 3-Portability

PROGRAM UPDATE

In April, we pulled 100 families from our waiting list and have schedule follow ups and eligibility appointments for them. We issued 16 vouchers during the month to families off the waiting list. More vouchers are scheduled to be issued. HCV staff is working diligently to increase utilization and fully understand the importance of growing the program.

We have seen several landlords rejoin the program and have several families in the initial inspection process.

Mon.	2021	2022									Total
	FUP	Reg.	DEMO II	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII		
1	466	6	294	20	3	40	52	6	17	7	445
2	468	5	289	20	3	39	56	7	17	7	443
3	468	5	287	18	3	38	54	8	16	7	436
4	476	5	282	17	3	38	55	9	6	7	422
5	480										0
6	475										0
7	475										0
8	478										0
9	473										0
10	462										0
11	455										0
12	453										0
Grand Total	5629	21	1152	75	12	155	217	30	56	28	1746

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	UMA	UML	Leasing %
JAN	910	445	49%
FEB	910	442	49%
MAR	910	436	48%
YTD	2730	1323	49%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$241,142	\$221,028	92%	\$496.69
FEB	\$241,142	\$217,001	90%	\$490.95
MAR	\$241,142	\$213,130	88%	\$488.83
YTD	\$723,426	\$651,159	90%	\$492.16

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

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To: Jaclyn Vinson, Executive Director

From: Amber McCoy, Chief Financial Officer

Date: May 11, 2022

Re: Finance Report

Public Housing Operating Fund

	April 2022	FY 23 YTD
COCC	\$12,279.91	\$12,279.91
AMP 101	\$20,656.37	\$20,656.37
AMP 102	(\$5,388.29)	(\$5,388.29)
AMP 103	(\$7,687.69)	(7,687.69)
AMP 104	(\$13,016.33)	(\$13,016.33)
Total	\$6,843.97	\$6,843.97

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$7,056.39** for the month and an overall gain of **\$7,056.39** for the year.

Public Housing Capital Fund

Capital Fund 2019, HACD, funds were drawn down in the amount of **\$2,693.23**. Capital Fund 2020, HACD, funds were drawn down in the amount of **\$77,967.64**. Capital Fund 2020, VCHA, funds were drawn down in the amount of **\$0.00**. Capital Fund 2021, VHA, funds were drawn down in the amount of **\$5,653.67**.

Notable AP Expenditures

Brickyard Disposal & Recycling Inc \$78,749.69 Fair Oaks demo dumping fees.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$4,738.40.

Tenant Receivables Outstanding

Tenant accounts receivables for the month have increased in total to \$59,163.96.

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Vermilion Housing Authority
Balance Sheet - Detail
 Reporting for periods as of 4/30/2022

<u>Assets</u>	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111101 Gen Op Fund	3,419,302.28	3,419,302.28	0.00	0.00	0.00	0.00	0.00
111106 HCV Fund	0.00	0.00	0.00	0.00	0.00	0.00	367,509.39
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	5,584.35	(3,106,025.66)	2,418,078.41	92,712.16	80,301.52	520,517.92	(5,583.35)
112200 AR Tenants	59,163.96	0.00	46,118.54	2,622.00	2,554.74	7,868.68	194,984.99
112265 Allow Doubtful #	(23,850.49)	0.00	(12,515.47)	(2,203.00)	(3,622.50)	(5,509.52)	(194,984.99)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	38,960.95	38,960.95	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	128,457.56	382.68	50,345.28	20,895.15	17,124.36	39,710.09	3,888.44
121102 Prepaid Soft	0.00	0.00	0.00	0.00	0.00	0.00	3,492.50
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
140001 Vehicles	301,135.68	0.00	242,714.68	18,772.00	18,492.00	21,157.00	23,073.00
140002 Equipment	1,105,038.01	99,051.00	409,280.70	179,183.60	33,047.71	384,475.00	0.00
140003 Development	17,061,887.86	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	10,670,229.04	0.00
140004 Structures	24,604,036.92	854,399.97	10,704,077.90	8,695,118.10	3,914,337.91	436,103.04	0.00
140005 Accum Deprec	(39,602,601.63)	(1,262,574.68)	(13,246,494.66)	(11,577,102.11)	(4,791,113.48)	(8,725,316.70)	(9,613.75)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 12,856,328.69	\$ 405,601.99	\$ 5,108,360.25	\$ 2,062,628.11	\$ 1,739,123.79	\$ 3,540,614.55	\$ 385,266.23
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,919.00	0.00	22,900.00	8,999.00	4,000.00	26,020.00	0.00
211704 Health Ins	(30,611.89)	(30,611.89)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(1,575.74)	(1,575.74)	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	(1,593.07)	(1,593.07)	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(76.71)	(76.71)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(137.09)	(137.09)	0.00	0.00	0.00	0.00	0.00
211906 Res Training	17,342.04	0.00	650.94	5,248.40	1,681.73	9,760.97	0.00
211913 Scrap	951.71	951.71	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	18,851.77	4,514.46	5,639.96	2,502.02	1,701.99	4,493.34	2,627.32
212001 Accrued Tax	1,442.16	345.36	431.46	191.40	130.20	343.74	200.99
213301 EPC M V	14,846.30	0.00	6,680.78	4,453.92	3,711.60	0.00	0.00
213302 EPC Replace	1,918.26	0.00	1,080.26	573.54	264.46	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	28,084.12	0.00	(6,271.46)	9,401.41	7,933.28	17,020.89	0.00
224000 Prepaid Rents	20,799.63	0.00	2,744.17	3,451.13	1,158.89	13,445.44	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	277.00
230000 Loan EPC	1,649,757.23	0.00	742,390.75	494,927.17	412,439.31	0.00	0.00
Total Liability	\$ 1,781,917.72	\$ (28,182.97)	\$ 776,246.86	\$ 529,747.99	\$ 433,021.46	\$ 71,084.38	\$ 3,105.31
Equity							
280200 Net Fix Assets	7,546,384.81	52,481.98	1,769,688.97	1,066,349.27	1,388,031.64	3,269,832.95	18,458.40
280600 Unrestricted	4,989,181.77	369,023.07	3,512,561.68	866,864.41	28,019.06	212,713.55	225,049.46
281000 Unreserved	(1,467,999.58)	0.00	(970,793.63)	(394,945.27)	(102,260.68)	0.00	0.00
282602 Restrict HAP	0.00	0.00	0.00	0.00	0.00	0.00	98,822.67
Total	\$ 11,067,567.00	\$ 421,505.05	\$ 4,311,457.02	\$ 1,538,268.41	\$ 1,313,790.02	\$ 3,482,546.50	\$ 342,330.53
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 32,774.00
Current Year Oper +/-	\$ 6,843.97	\$ 12,279.91	\$ 20,656.37	\$ (5,388.29)	\$ (7,687.69)	\$ (13,016.33)	\$ 7,056.39
Current Year Net Assets	\$ 6,843.97	\$ 12,279.91	\$ 20,656.37	\$ (5,388.29)	\$ (7,687.69)	\$ (13,016.33)	\$ 39,830.39
Total Equity	\$ 11,074,410.97	\$ 433,784.96	\$ 4,332,113.39	\$ 1,532,880.12	\$ 1,306,102.33	\$ 3,469,530.17	\$ 382,160.92
Liabilities & Net Assets	\$ 12,856,328.69	\$ 405,601.99	\$ 5,108,360.25	\$ 2,062,628.11	\$ 1,739,123.79	\$ 3,540,614.55	\$ 385,266.23

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Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,288.00	\$ 77,808.00	\$ 77,808.00	9%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 7,226.00	\$ 560.21	\$ 560.21	8%
Other Income	\$ 906,327.00	\$ 7,909.99	\$ 7,909.99	1%
Subsidy	\$ 2,916,028.00	\$ 202,234.00	\$ 202,234.00	7%
Total Revenue	\$ 4,714,869.00	\$ 288,512.20	\$ 288,512.20	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 627,152.00	\$ 45,581.20	\$ 45,581.20	7%
Legal	\$ 14,952.00	\$ (870.00)	\$ (870.00)	-6%
PBA Mngt. Exp.	\$ -	\$ (5,076.00)	\$ (5,076.00)	0%
Mileage/Travel/Training	\$ 9,626.00	\$ 949.00	\$ 949.00	10%
Other Administrative Exp	\$ 83,385.00	\$ 6,553.97	\$ 6,553.97	8%
<i>Total Administrative Expense</i>	<i>\$ 735,115.00</i>	<i>\$ 47,138.17</i>	<i>\$ 47,138.17</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,635.00	\$ 1,052.92	\$ 1,052.92	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,635.00</i>	<i>\$ 1,052.92</i>	<i>\$ 1,052.92</i>	
<i>Total Utility Expenses</i>	<i>\$ 616,444.00</i>	<i>\$ 50,986.47</i>	<i>\$ 50,986.47</i>	<i>8%</i>
<i>Maintenance</i>				
Salaries	\$ 765,845.00	\$ 50,414.05	\$ 50,414.05	7%
Materials	\$ 232,851.00	\$ 8,797.11	\$ 8,797.11	4%
Contracts	\$ 384,779.00	\$ 16,395.92	\$ 16,395.92	4%
<i>Total Maintenance Expenses</i>	<i>\$ 1,383,475.00</i>	<i>\$ 75,607.08</i>	<i>\$ 75,607.08</i>	
<i>General Expenses</i>				
Insurance	\$ 192,687.00	\$ 16,057.17	\$ 16,057.17	8%
Employee Benefits	\$ 677,091.00	\$ 48,006.18	\$ 48,006.18	7%
Depreciation Expense	\$ 323,639.00	\$ 24,347.19	\$ 24,347.19	8%
PILOT	\$ 29,742.00	\$ -	\$ -	0%
Casualty Losses	\$ 16,000.00	\$ -	\$ -	0%
Collection Losses	\$ 100,414.00	\$ 13,392.71	\$ 13,392.71	13%
Energy Perf Cont Expense	\$ 145,563.00	\$ 5,080.34	\$ 5,080.34	3%
<i>Total General Expenses</i>	<i>\$ 1,485,136.00</i>	<i>\$ 106,883.59</i>	<i>\$ 106,883.59</i>	
Total Expenses	\$ 4,232,805.00	\$ 281,668.23	\$ 281,668.23	7%
Surplus - (Deficit)	\$ 482,064.00	\$ 6,843.97	\$ 6,843.97	

Percent of Budget Month 1 of 12

8%

00000022

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -		\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 320,590.00	\$ -	\$ -	0%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 320,590.00	\$ -	\$ -	0%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 374,515.00	\$ 23,700.68	\$ 23,700.68	6%
Legal	\$ 3,874.00			0%
PBA Mngt. Exp.	\$ (502,200.00)	\$ (46,461.00)	\$ (46,461.00)	9%
Mileage/Travel/Training	\$ 9,626.00	\$ 949.00	\$ 949.00	10%
Other Administrative Exp	\$ 19,638.00	\$ (389.66)	\$ (389.66)	-2%
Total Administrative Expense	\$ (94,547.00)	\$ (22,200.98)	\$ (22,200.98)	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
Total Tenant Services Expenses	\$ -	\$ -	\$ -	
Total Utility Expenses	\$ 16,310.00	\$ 208.01	\$ 208.01	1%
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 2,327.00	\$ 78.01	\$ 78.01	3%
Contracts	\$ 12,191.00	\$ 131.17	\$ 131.17	1%
Total Maintenance Expenses	\$ 14,518.00	\$ 209.18	\$ 209.18	
<i>General Expenses</i>				
Insurance	\$ 574.00	\$ 47.81	\$ 47.81	8%
Employee Benefits	\$ 185,871.00	\$ 9,456.07	\$ 9,456.07	5%
Depreciation Expense	\$ -	\$ -	\$ -	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 1,000.00	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 187,445.00	\$ 9,503.88	\$ 9,503.88	
Total Expenses	\$ 123,726.00	\$ (12,279.91)	\$ (12,279.91)	-10%
Surplus - (Deficit)	\$ 196,864.00	\$ 12,279.91	\$ 12,279.91	6%

Percent of Budget Month 1 of 12

8%

00000023

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 210,336.00	\$ 20,873.00	\$ 20,873.00	10%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 2,818.00	\$ 168.06	\$ 168.06	6%
Other Income	\$ 52,947.00	\$ 3,395.50	\$ 3,395.50	6%
Subsidy	\$ 1,542,567.00	\$ 91,727.00	\$ 91,727.00	6%
Total Revenue	\$ 1,808,668.00	\$ 116,163.56	\$ 116,163.56	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 84,298.00	\$ 8,273.51	\$ 8,273.51	10%
Legal	\$ 4,000.00			0%
PBA Mngt. Exp.	\$ 143,220.00	\$ 12,167.50	\$ 12,167.50	8%
Mileage/Travel/Training	\$ -	\$ -	\$ -	0%
Other Administrative Exp	\$ 28,420.00	\$ 2,546.95	\$ 2,546.95	9%
<i>Total Administrative Expense</i>	<i>\$ 259,938.00</i>	<i>\$ 22,987.96</i>	<i>\$ 22,987.96</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,610.00	\$ 300.84	\$ 300.84	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,610.00</i>	<i>\$ 300.84</i>	<i>\$ 300.84</i>	
<i>Total Utility Expenses</i>	<i>\$ 234,794.00</i>	<i>\$ 14,646.16</i>	<i>\$ 14,646.16</i>	<i>6%</i>
<i>Maintenance</i>				
Salaries	\$ 324,632.00	\$ 19,377.59	\$ 19,377.59	6%
Materials	\$ 104,713.00	\$ 1,439.76	\$ 1,439.76	1%
Contracts	\$ 182,959.00	\$ 2,444.52	\$ 2,444.52	1%
<i>Total Maintenance Expenses</i>	<i>\$ 612,304.00</i>	<i>\$ 23,261.87</i>	<i>\$ 23,261.87</i>	
<i>General Expenses</i>				
Insurance	\$ 75,518.00	\$ 6,293.16	\$ 6,293.16	8%
Employee Benefits	\$ 151,254.00	\$ 12,009.01	\$ 12,009.01	8%
Depreciation Expense	\$ 131,454.00	\$ 9,008.99	\$ 9,008.99	7%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 47,670.00	\$ 4,713.05	\$ 4,713.05	10%
Energy Perf Cont Expense	\$ 65,503.00	\$ 2,286.15	\$ 2,286.15	3%
<i>Total General Expenses</i>	<i>\$ 481,399.00</i>	<i>\$ 34,310.36</i>	<i>\$ 34,310.36</i>	
Total Expenses	\$ 1,592,045.00	\$ 95,507.19	\$ 95,507.19	6%
Surplus - (Deficit)	\$ 216,623.00	\$ 20,656.37	\$ 20,656.37	

Percent of Budget Month 1 of 12

8%

00000024

Vermillion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 198,924.00	\$ 16,321.00	\$ 16,321.00	8%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 1,156.00	\$ 112.04	\$ 112.04	10%
Other Income	\$ 166,904.00	\$ 699.25	\$ 699.25	0%
Subsidy	\$ 428,673.00	\$ 35,854.00	\$ 35,854.00	8%
Total Revenue	\$ 795,657.00	\$ 52,986.29	\$ 52,986.29	7%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 43,784.00	\$ 3,725.45	\$ 3,725.45	9%
Legal	\$ 480.00	\$ (250.00)	\$ (250.00)	0%
PBA Mngt. Exp.	\$ 100,440.00	\$ 8,292.50	\$ 8,292.50	8%
Mileage/Travel/Training	\$ -	\$ -	\$ -	0%
Other Administrative Exp	\$ 9,514.00	\$ 1,109.21	\$ 1,109.21	12%
Total Administrative Expense	\$ 154,218.00	\$ 12,877.16	\$ 12,877.16	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,565.00	\$ 213.75	\$ 213.75	8%
Total Tenant Services Expenses	\$ 2,565.00	\$ 213.75	\$ 213.75	
Total Utility Expenses	\$ 101,020.00	\$ 11,277.26	\$ 11,277.26	11%
<i>Maintenance</i>				
Salaries	\$ 123,825.00	\$ 8,692.38	\$ 8,692.38	7%
Materials	\$ 35,447.00	\$ 437.52	\$ 437.52	1%
Contracts	\$ 64,761.00	\$ 4,083.35	\$ 4,083.35	6%
Total Maintenance Expenses	\$ 224,033.00	\$ 13,213.25	\$ 13,213.25	
<i>General Expenses</i>				
Insurance	\$ 31,343.00	\$ 2,611.90	\$ 2,611.90	8%
Employee Benefits	\$ 86,324.00	\$ 6,753.86	\$ 6,753.86	8%
Depreciation Expense	\$ 103,487.00	\$ 8,073.54	\$ 8,073.54	8%
PILOT	\$ 7,436.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 10,669.00	\$ 1,829.75	\$ 1,829.75	17%
Energy Perf Cont Expense	\$ 43,669.00	\$ 1,524.11	\$ 1,524.11	3%
Total General Expenses	\$ 282,928.00	\$ 20,793.16	\$ 20,793.16	
Total Expenses	\$ 764,764.00	\$ 58,374.58	\$ 58,374.58	8%
Surplus - (Deficit)	\$ 30,893.00	\$ (5,388.29)	\$ (5,388.29)	

Percent of Budget Month 1 of 12

8%

00000025

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 164,988.00	\$ 14,333.00	\$ 14,333.00	9%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 1,012.00	\$ 95.24	\$ 95.24	9%
Other Income	\$ 126,680.00	\$ 1,231.63	\$ 1,231.63	1%
Subsidy	\$ 296,410.00	\$ 26,604.00	\$ 26,604.00	9%
Total Revenue	\$ 589,090.00	\$ 42,263.87	\$ 42,263.87	7%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 41,497.00	\$ 3,402.63	\$ 3,402.63	8%
Legal	\$ 880.00			0%
PBA Mngt. Exp.	\$ 86,490.00	\$ 7,130.00	\$ 7,130.00	8%
Mileage/Travel/Training	\$ -	\$ -	\$ -	0%
Other Administrative Exp	\$ 9,022.00	\$ 864.79	\$ 864.79	10%
<i>Total Administrative Expense</i>	<i>\$ 137,889.00</i>	<i>\$ 11,397.42</i>	<i>\$ 11,397.42</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 182.08	\$ 182.08	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 182.08</i>	<i>\$ 182.08</i>	
<i>Total Utility Expenses</i>	<i>\$ 87,332.00</i>	<i>\$ 11,055.58</i>	<i>\$ 11,055.58</i>	<i>13%</i>
<i>Maintenance</i>				
Salaries	\$ 78,982.00	\$ 5,961.51	\$ 5,961.51	8%
Materials	\$ 18,471.00	\$ 771.61	\$ 771.61	4%
Contracts	\$ 39,261.00	\$ 5,189.14	\$ 5,189.14	13%
<i>Total Maintenance Expenses</i>	<i>\$ 136,714.00</i>	<i>\$ 11,922.26</i>	<i>\$ 11,922.26</i>	
<i>General Expenses</i>				
Insurance	\$ 25,687.00	\$ 2,140.55	\$ 2,140.55	8%
Employee Benefits	\$ 67,163.00	\$ 4,603.84	\$ 4,603.84	7%
Depreciation Expense	\$ 49,037.00	\$ 4,036.77	\$ 4,036.77	8%
PILOT	\$ 8,030.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 11,187.00	\$ 3,342.98	\$ 3,342.98	30%
Energy Perf Cont Expense	\$ 36,391.00	\$ 1,270.08	\$ 1,270.08	3%
<i>Total General Expenses</i>	<i>\$ 197,495.00</i>	<i>\$ 15,394.22</i>	<i>\$ 15,394.22</i>	
Total Expenses	\$ 561,615.00	\$ 49,951.56	\$ 49,951.56	9%
Surplus - (Deficit)	\$ 27,475.00	\$ (7,687.69)	\$ (7,687.69)	

Percent of Budget Month 1 of 12

8%

00000026

Vermilion Housing Authority
 Operating Statement - Public Housing - County Properties AMP 104
 April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 311,040.00	\$ 26,281.00	\$ 26,281.00	8%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 2,240.00	\$ 184.87	\$ 184.87	8%
Other income	\$ 239,206.00	\$ 2,583.61	\$ 2,583.61	1%
Subsidy	\$ 648,378.00	\$ 48,049.00	\$ 48,049.00	7%
Total Revenue	\$ 1,200,864.00	\$ 77,098.48	\$ 77,098.48	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 83,058.00	\$ 6,478.93	\$ 6,478.93	8%
Legal	\$ 5,718.00	\$ (620.00)	\$ (620.00)	-11%
PBA Mngt. Exp.	\$ 172,050.00	\$ 13,795.00	\$ 13,795.00	8%
Mileage/Travel/Training	\$ -	\$ -	\$ -	0%
Other Administrative Exp	\$ 16,791.00	\$ 2,422.68	\$ 2,422.68	14%
<i>Total Administrative Expense</i>	<i>\$ 277,617.00</i>	<i>\$ 22,076.61</i>	<i>\$ 22,076.61</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,275.00	\$ 356.25	\$ 356.25	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 4,275.00</i>	<i>\$ 356.25</i>	<i>\$ 356.25</i>	
<i>Total Utility Expenses</i>	<i>\$ 176,988.00</i>	<i>\$ 13,799.46</i>	<i>\$ 13,799.46</i>	<i>8%</i>
<i>Maintenance</i>				
Salaries	\$ 238,406.00	\$ 16,382.57	\$ 16,382.57	7%
Materials	\$ 71,893.00	\$ 6,070.21	\$ 6,070.21	8%
Contracts	\$ 85,607.00	\$ 4,547.74	\$ 4,547.74	5%
<i>Total Maintenance Expenses</i>	<i>\$ 395,906.00</i>	<i>\$ 27,000.52</i>	<i>\$ 27,000.52</i>	
<i>General Expenses</i>				
Insurance	\$ 59,565.00	\$ 4,963.75	\$ 4,963.75	8%
Employee Benefits	\$ 186,479.00	\$ 15,183.40	\$ 15,183.40	8%
Depreciation Expense	\$ 39,661.00	\$ 3,227.89	\$ 3,227.89	8%
PILOT	\$ 14,276.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 30,888.00	\$ 3,506.93	\$ 3,506.93	11%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 335,869.00</i>	<i>\$ 26,881.97</i>	<i>\$ 26,881.97</i>	
Total Expenses	\$ 1,190,655.00	\$ 90,114.81	\$ 90,114.81	8%
Surplus - (Deficit)	\$ 10,209.00	\$ (13,016.33)	\$ (13,016.33)	

Percent of Budget Month 1 of 12

8%

00000027

Vermilion Housing Authority
Operating Statement - HCV - Section 8
April 2022

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 25,000.00	\$ 2,115.89	\$ 2,115.89	8%
Interest Income	\$ 500.00	\$ 53.58	\$ 53.58	11%
Administrative Fees	\$ 290,685.00	\$ 27,486.00	\$ 27,486.00	9%
Total Revenue	\$ 316,185.00	\$ 29,655.47	\$ 29,655.47	9%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 138,763.00	\$ 10,801.74	\$ 10,801.74	8%
Legal	\$ 2,500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 1,640.00	\$ 850.00	\$ 850.00	0%
Other Administrative Exp	\$ 44,453.00	\$ 1,899.89	\$ 1,899.89	4%
Program Management Fee	\$ 66,528.00	\$ 5,076.00	\$ 5,076.00	8%
<i>Total Administrative Expense</i>	<i>\$ 253,884.00</i>	<i>\$ 18,627.63</i>	<i>\$ 18,627.63</i>	
<i>General Expenses</i>				
Insurance	\$ 5,833.00	\$ 486.08	\$ 486.08	8%
Employee Benefits	\$ 42,201.00	\$ 3,100.82	\$ 3,100.82	7%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 384.55	8%
<i>Total General Expenses</i>	<i>\$ 52,649.00</i>	<i>\$ 3,971.45</i>	<i>\$ 3,971.45</i>	
Total Expenses	\$ 306,533.00	\$ 22,599.08	\$ 22,599.08	7%
Surplus - (Deficit)	\$ 9,652.00	\$ 7,056.39	\$ 7,056.39	

Percent of Budget Month 1 of 12 8%

00000028

April 30, 2022

CAPITAL FUND 2019 - DANVILLE

Obligation Date: 4/15/2023
 Close Out Date: 4/15/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	4/30/2022 Obligation
Operations 1406	\$ 239,749.00	\$ -	\$ 239,749.00	\$ -	0.0%	\$ 239,749.00
Mgmt. Improvements 1408						
IT Improvements	\$ 59,441.31	\$ -	\$ 59,441.31	\$ -		
Cameras	\$ 32,737.12	\$ -	\$ 25,190.00	\$ 7,547.12		
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		
Staff/Resident Council/Board Training	\$ 13,206.15	\$ 113.23	\$ 13,206.15	\$ -		
Background Check Information	\$ 9,553.02	\$ -	\$ 9,553.02	\$ -		
	\$ 114,937.60	\$ 113.23	\$ 107,390.48	\$ 7,547.12	6.6%	\$ 114,937.60
Administration 1410						
Administration Costs-PHA Wide	\$ 119,874.00	\$ -	\$ 119,874.00	\$ -	0.0%	\$ 119,874.00
Contract Administration 1480						
Architecture and Engineering Fees	\$ 90,000.00	\$ -	\$ 72,696.88	\$ 17,303.12		\$ 90,000.00
	\$ 90,000.00	\$ -	\$ 72,696.88	\$ 17,303.12	19.2%	\$ 90,000.00
Non-Dwelling Construction - Mechanical 1480						
Door Replacement	\$ 10,490.00	\$ -	\$ 10,490.00	\$ -		
	\$ 10,490.00	\$ -	\$ 10,490.00	\$ -	0.0%	\$ 10,490.00
Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 305,674.21	\$ -	\$ 305,674.21	\$ -		
Security Fencing - Fair Oaks	\$ -	\$ -	\$ -	\$ -		
Landscape Upgrades	\$ 104,944.64	\$ -	\$ 104,944.64	\$ -		
	\$ 410,618.85	\$ -	\$ 410,618.85	\$ -	0.0%	\$ 410,618.85
Dwelling Unit - Demolition 1480						
Demolition - Fair Oaks	\$ 213,078.55	\$ 2,580.00	\$ 196,407.81	\$ 16,670.74		
	\$ 213,078.55	\$ 2,580.00	\$ 196,407.81	\$ 16,670.74	7.8%	\$ 213,078.55
Total	\$ 1,198,748.00	\$ 2,693.23	\$ 1,157,227.02	\$ 41,520.98	3.5%	\$ 1,198,748.00

Percent Obligated 100.0%

00000029

April 30, 2022

CAPITAL FUND 2020 - DANVILLE

Obligation Date: 3/25/2024
 Close Out Date: 3/25/2026

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	4/30/2022 Obligation
Operations 1406	\$ 256,526.80	\$ -	\$ 90,000.00	\$ 166,526.80	64.9%	\$ 256,526.80
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 3,000.00	\$ -	\$ 163.24	\$ 2,836.76		
Background Check Information	\$ 8,000.00	\$ 422.10	\$ 722.25	\$ 7,277.75		
	\$ 11,000.00	\$ 422.10	\$ 885.49	\$ 10,114.51	92.0%	\$ 8,000.00
Administration 1410						
Administration Costs	\$ 128,263.40	\$ -	\$ -	\$ 128,263.40	100.0%	\$ 128,263.40
Non-Dwelling Interior 1480						
Replace Ceiling Tiles and Flooring - Merche Manor Hallways	\$ 146,890.99	\$ -	\$ 146,890.99	\$ -		
	\$ 146,890.99	\$ -	\$ 146,890.99	\$ -	0.0%	\$ 146,890.99
Dwelling Unit - Exterior 1480						
Window Replacement - Churchill Tower	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 8,966.01	\$ -	\$ -	\$ 8,966.01		
Roadway Patching	\$ 10,105.00	\$ -	\$ 10,105.00	\$ -		
	\$ 19,071.01	\$ -	\$ 10,105.00	\$ 8,966.01	47.0%	\$ 10,105.00
Dwelling Unit - Demolition 1480						
Demolition and Relocation - Fair Oaks	\$ 728,030.80	\$ 77,545.54	\$ 142,453.81	\$ 585,576.99		
	\$ 728,030.80	\$ 77,545.54	\$ 142,453.81	\$ 585,576.99	80.4%	\$ 548,599.27
Total	\$ 1,289,783.00	\$ 77,967.64	\$ 390,335.29	\$ 899,447.71	69.7%	\$ 1,098,385.46

Percent Obligated 85.2%

00000030

April 30, 2022

CAPITAL FUND 2020 - COUNTY

Obligation Date: 3/25/2024
 Close Out Date: 3/25/2026

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	4/30/2022 Obligation
Operations 1406	\$ 79,829.80	\$ -	\$ 79,829.80	\$ -	0.0%	\$ 79,829.80
Mgmt. Improvements 1408						
Management Improvements	\$ 12,224.00	\$ -	\$ 12,224.00	\$ -		
	\$ 12,224.00	\$ -	\$ 12,224.00	\$ -	0.0%	\$ 12,224.00
Administration 1410						
Administration Costs	\$ 39,914.90	\$ -	\$ 39,914.90	\$ -	0.0%	\$ 39,914.90
Non-Dwelling Site Work						
Crack seal, sealcoat, and line stripe	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Non-Dwelling Construction - Mechanical						
Replace Trash Compactor - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -		\$ -
Non-Dwelling Unit - Interior 1480						
Centennial Manor Corridor Renovation	\$ 137,502.25	\$ -	\$ 137,502.25	\$ -		
	\$ 137,502.25	\$ -	\$ 137,502.25	\$ -	0.0%	\$ 137,502.25
Dwelling Unit - Interior 1480						
Appliances - Refrigerators and Stoves	\$ -	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Dwelling Unit - Exterior 1480						
Roof Replacement - Kennedy Court	\$ 9,714.60	\$ -	\$ 9,714.60	\$ -		
	\$ 9,714.60	\$ -	\$ 9,714.60	\$ -	0.0%	\$ 9,714.60
Dwelling Unit - Demolition 1480						
Demolition and Relocation - Ramey Court	\$ 122,187.45	\$ -	\$ 59,475.25	\$ 62,712.20		
	\$ 122,187.45	\$ -	\$ 59,475.25	\$ 62,712.20	51.3%	\$ 122,187.45
Total	\$ 401,373.00	\$ -	\$ 338,660.80	\$ 62,712.20	15.6%	\$ 401,373.00

Percent Obligated 100.0%

00000031

April 30, 2022

CAPITAL FUND 2021 - Vermillion Housing Authority

Obligation Date: 2/22/2023
Close Out Date: 2/22/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	4/30/2022 Obligation
Operations 1406	\$ 392,598.60	\$ -	\$ 79,829.00	\$ 312,769.60	79.7%	\$ 392,598.60
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		
Serveillance System - Beeler	\$ 120,000.00	\$ -	\$ 52,188.80	\$ 67,811.20		\$ 115,602.80
Staff Training	\$ 10,000.00	\$ 1,755.77	\$ 2,605.77	\$ 7,394.23		\$ 850.00
IT Improvements	\$ 35,000.00	\$ -	\$ 30,337.06	\$ 4,662.94		\$ 30,337.06
Background Check Information	\$ 5,000.00	\$ 207.90	\$ 342.75	\$ 4,657.25		\$ 5,000.00
	\$ 190,000.00	\$ 1,963.67	\$ 85,474.38	\$ 104,525.62	55.0%	\$ 151,789.86
Administration 1410						
Administration Costs	\$ 196,299.30	\$ -	\$ -	\$ 196,299.30	100.0%	\$ 196,299.30
Contract Administration 1480						
A/E Services	\$ 100,000.00	\$ 3,690.00	\$ 3,690.00	\$ 96,310.00		\$ 52,500.00
	\$ 100,000.00	\$ 3,690.00	\$ 3,690.00	\$ 96,310.00	96.3%	\$ 52,500.00
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 254,014.50	\$ -	\$ -	\$ 254,014.50		
Replace Lock Sets - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Replace Siding - Kennedy, Richie, Hubbard Trail, Hillcrest	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00		
Appliances - Boiler, Furnaces	\$ 47,495.25	\$ -	\$ 47,495.25	\$ -		\$ 47,495.25
Roof Replacement - Beeler	\$ 70,000.00	\$ -	\$ -	\$ 70,000.00		
Roof Painting - Centennial Manor	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		
Door Replacement - Screen and Exterior Security Doors	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		
	\$ 572,509.75	\$ -	\$ 47,495.25	\$ 525,014.50	91.7%	\$ 47,495.25
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		
Roadway Paving - AMP 102 + 104	\$ 115,906.20	\$ -	\$ -	\$ 115,906.20		
Infrastructure Investment - Fair Oaks, Ramey	\$ 210,000.00	\$ -	\$ -	\$ 210,000.00		
Landscape Upgrades	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		
	\$ 345,906.20	\$ -	\$ -	\$ 345,906.20	100.0%	\$ -
Dwelling Unit - Demolition 1480						
Demolition - Fair Oaks, Ramey	\$ 165,679.15	\$ -	\$ -	\$ 165,679.15		
	\$ 165,679.15	\$ -	\$ -	\$ 165,679.15	100.0%	\$ 165,679.15
Total	\$ 1,962,993.00	\$ 5,653.67	\$ 216,488.63	\$ 1,746,504.37	89.0%	\$ 1,006,362.16

Percent Obligated 51.3%

00000032

ROSS Grant - Vermillion Housing Authority
ROSS211574
April 2022

Start Date: 6/1/2021
Close Out Date: 5/31/2024

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator	\$ 137,616.00	\$ 4,270.40	\$ 40,529.60	\$ 97,086.40	70.5%
Training Costs 1268					
Training Costs	\$ 6,000.00	\$ -	\$ 1,355.00	\$ 4,645.00	
	\$ 6,000.00	\$ -	\$ 1,355.00	\$ 4,645.00	77.4%
Administrative Costs 1868					
Administrative Costs	\$ 14,340.00	\$ 468.00	\$ 1,121.00	\$ 13,219.00	
	\$ 14,340.00	\$ 468.00	\$ 1,121.00	\$ 13,219.00	92.2%
Total	\$ 157,956.00	\$ 4,738.40	\$ 43,005.60	\$ 114,950.40	72.8%

00000033

Vermilion Housing Authority
First Financial Bank - Authority Account
April 2022

Balance Sheet

Assets

111105 Cash	320,635.71
Total Assets	<u>320,635.71</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,627.80
Current Year Operating - Gain/(Loss)	7.91
Total Liabilities & Equity	<u>320,635.71</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	7.91	7.91
Other Income	0.00	0.00
Total Revenue	<u>7.91</u>	<u>7.91</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 7.91	 7.91

00000034

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
April 2022

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-22	\$	58,507.92	6.60%
April-22	\$	59,163.96	6.69%
May-22			0.00%
June-22			0.00%
July-22			0.00%
August-22			0.00%
September-22			0.00%
October-22			0.00%
November-22			0.00%
December-22			0.00%
January-23			0.00%
February-23			0.00%
March-23			0.00%

00000035

Vermilion Housing Authority

AP Expenditures

April 2022

Ameren Ip	\$20,795.66
Anker Florist	\$120.00
Aqua Illinois Inc	\$10,688.13
Better NOI	\$945.00
Blaine Window Hardware	\$228.22
Botts Locksmith	\$504.00
Brandon Gilbert	\$86.92
Brickyard Disposal & Recycling Inc	\$78,749.69
Carle Physician Group	\$105.00
City Of Danville	\$6,777.75
City of Hoopston	\$2,586.44
Clean Line Sewer Service	\$95.00
Comcast Cable	\$666.45
Constellation NewEnergy, Inc.	\$457.52
Danville Area Community College	\$323.58
Farnsworth Group Inc.	\$3,690.00
Fastenal	\$141.87
First Nonprofit Unemployment Program	\$2,228.75
Frank J. Strahl & Sons Inc	\$3,371.00
General Electric Co	\$2,300.00
George Ferber and Sons	\$75.00
Georgetown Waterworks	\$4,158.02
Gibson Teldata, Inc.	\$275.00
Grainger, Inc	\$117.75
Hd Supply Facilities Maintenance	\$4,241.61
Health Alliance	\$30,169.63
Housing-Renewal & Local Agency Retirement	\$12,666.62
Huber & Mudd LLC	\$2,705.00
Illini FS	\$2,068.22
Illinois Association of Housing Authorities	\$550.00
Illinois Landfill	\$1,007.19
Kelly Printing Company Inc.	\$999.80
Kone Inc.	\$1,438.74
Lahne Lawncare	\$280.00
Mahoney, Silverman & Cross, LLC	\$750.00
Menards - Menards Of Danville	\$75.92
Merrell Pest Solutions LLC	\$2,030.00
Mervis Industries, Inc	\$500.00
Metropolitan Life Insurance Company	\$1,701.44
Municipal Water Utility	\$131.00
Nan McKay & Associates Inc.	\$2,550.00
NUSO, LLC	\$348.64
Owens Excavating & Trucking LLC	\$5,681.00
Pangea Foundation	\$468.00
Paonessa Juniper Consulting	\$250.00
PDQ Supply Inc.	\$1,267.81
Peerless Network	\$2,054.90
Petty Cash, Amber McCoy Custodial	\$18.00
Quicklube North	\$49.23
Quill	\$545.28
Rogers Supply Company Inc.	\$794.59
Santanna Energy Services	\$1,399.14
Smithereen Pest Management Services	\$2,600.00
Sparklight Business	\$613.19
The Lincoln National Life Insurance Co.	\$131.55
Thyssenkrupp Elevator Corporation	\$1,697.74
Verizon Wireless	\$266.59
Village of Fairmount	\$192.75
Village of Rossville	\$755.81
Vision Service Plan	\$176.43
Wagner Communications Inc.	\$295.13
Watson Tire & Automotive Inc.	\$62.00
Watts Copy System	\$532.07
Total for all Vendors	223,551.77

00000036



Memorandum

TO: Board of Commissioners
FROM: Jaclyn Vinson, Executive Director
DATE: May 10, 2022
RE: Personnel Monthly Report for the Month of April 2022

1. The following personnel action was taken in April 2022:

Mohammad Abbed – Lead Maintenance Mechanic – Hired

Sherrod Swafford – Maintenance Technician – Terminated

Adrienne Tates – Maintenance Laborer - Terminated

2. Staff/Commissioners attended the following training through the Executive Office in April 2022:

IAHA Maintenance and Management Clinic
Danville, IL

Jaclyn Vinson
Executive Director

Public Housing Eligibility & Suitability
Danville, IL

Sue Harden
Intake Specialist

00000037

RESOLUTION NO. 2022-15

**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 Amendment to Chapter 17 of the Section 8/HCV Administrative 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 Amendment to Chapter 17 of the Section 8/HCV Administrative 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.

00000038

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 19th day of May,
2022.

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

00000039

RESOLUTION NO. 2022-16

**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 Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 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 Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 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.

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 19th day of May,
2022.

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

000000 41

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Housing Authority of the City of Danville, IL	03/31/2022	

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

- Selection from the Waiting List.** (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No
- Reasonable Rent.** (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled
- Determination of Adjusted Income.** (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled
- Utility Allowance Schedule.** (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No
- HQS Quality Control Inspections.** (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No
- HQS Enforcement.** (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

000000 47

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>597</u>	1-BR FMR <u>610</u>	2-BR FMR <u>802</u>	3-BR FMR <u>1038</u>	4-BR FMR <u>1088</u>
PS <u>656</u>	PS <u>671</u>	PS <u>882</u>	PS <u>1141</u>	PS <u>1196</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception



b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response Yes No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

00000044

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

00000045

RESOLUTION NO. 2022-17

**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 Fair Oaks Demolition Bid Award to Owens Excavating and Trucking, LLC not to exceed \$185,327.00; 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 the Fair Oaks Demolition Bid Award to Owens Excavating and Trucking, LLC not to exceed \$185,327.00.
- 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.

000000 46

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 19th day of May,
2022.

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

00000047

FORM OF CONTRACT

THIS AGREEMENT is made this 16 day of May, Two Thousand Twenty-two by and between

Owens Excavating & Trucking LLC
501 Ave C
Danville, IL 61832

And Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832

Hereinafter called the Contractor

Hereinafter called the PHA

WITNESSETH that the Contractor and the PHA, for the consideration stated herein, mutually agree as follows:

ARTICLE 1. Statement of Work. The Contractor shall furnish all labor, equipment and services, and perform and complete all work required for the **Building Demolition – Phase 2: Bid Package #2 – (Site)** project at **Fair Oaks in Danville, IL**, in strict accordance with the Specifications, Addenda thereto numbered 01 dated December 6, 2021; 02 dated December 7, 2021 and Drawings referred to therein, all as prepared by the PHA, which said Specifications, Drawings, and Addenda are incorporated herein by reference and made a part hereof.

ARTICLE 2. Contract Price. The PHA shall pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in the Specifications, the sum of **one hundred eighty-five thousand, three hundred twenty-seven dollars (\$185,327.00)**.

ARTICLE 3. Contract Time. The Contractor shall complete all the work required by the Contract within **ninety (90)** consecutive calendar days from the start date specified in the Notice to Proceed.

ARTICLE 4. Liquidated Damages. The Contractor is responsible for completing the project within the time established in the Contract unless time extensions are authorized. If the work is not completed by the contracted date, the Contractor shall be liable for liquidated damages resulting from such inexcusable delays.

1. Liquidated damages shall be assessed at the rate of \$500.00 per day for each successive calendar day of delay beyond the Contract Completion Date.

ARTICLE 5. Non-Discrimination. During the performance of this contract, the Contractor agrees as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such actions shall include but not be limited to

000000 48

the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training – including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment notices to be provided by the contracting officer setting forth the provisions of this clause.

2. The Contractor will, in all solicitations or advertisements for employees placed by on behalf of the Contractor, state that all qualified applicants will receive consideration for employment, without regard to race, color, religion, sex, or national origin.
3. The Contractor will send each labor union or representative or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under Section 202 of Executive Order No. 11246 of September 25, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Contractor will comply with all provisions of Executive Order No. 11246 of September 25, 1965, and of the rules, regulations and relevant order of the Secretary of Labor.
5. The Contractor will furnish all information and reports required by Executive Order No. 11246 of September 25, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6. In the event of the Contractors noncompliance with the non-discrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the Contractor may be declared suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 25, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 25, 1965, or by rule, regulation, or order of the Secretary of Labor, or as other side provided by law.
7. The Contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 25, 1965, so that such provisions will be binding upon each Sub Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the contractor become involved in, or is threatened with, litigation with a Sub Contractor or vendor as a result of such direction by the contracting agency, the Contractor may request the United States to enter into such litigation to protect the interest of United States.

ARTICLE 6. No member, officer, or employee of the Local Authority, no member of the governing body of the locality in which the development is situated, no member of the governing body of the locality which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Project, during his tenure or for one year thereafter shall have any interest, direct or indirect in this contract or the proceeds thereof.

00 0000 49

ARTICLE 7. Hold Harmless Agreement. The Contractor shall indemnify and hold harmless the PHA and its employees from and against all claims for personal injury or property damage, including claims against the PHA, its agents or servants, and all losses and expenses, including reasonable attorney fees that may be incurred by the PHA defending such claims arising out of or resulting from the performance of the work but only to the extent caused in whole or in part by any negligent act or omission by the Contractor, any Sub Contractor, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, and not to the extent it caused in part by a party indemnified hereunder. In any and all claims against the PHA or any of its agents or servants by an employee or contractor, any Sub Contractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contract or Sub Contractor under Workers Compensation Acts, Disability Acts, or their Employee Benefits Acts.

ARTICLE 8. Contract Documents. The contract shall consist of the following component parts:

- a. This Instrument
- b. General Requirements
- c. General Conditions of the Contract for Construction
- d. Special Conditions
- e. Technical Specifications
- f. Addenda
- g. Drawings

This instrument, together with the other documents enumerated, which said other documents are as fully a part of the contract as if hereto attached or herein repeated, for the Contract. In the event that any provisions in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this Article 8 shall govern, except as otherwise specifically stated. The various provisions of Addenda shall be construed in the order of preference of the component part of the Contract which each modified.

IN WITNESS WHEREOF, the parties hereto have caused This Instrument to be executed in three (3) original counterparts as of the day and year first above written.

00000050

Attest:

Contractor: Owens Excavating & Trucking LLC

By _____

Title _____

Business Address:
501 Ave C
Danville, IL 61832

Attest:

Owner: Vermilion Housing Authority

By _____

Title _____

Business Address:
1607 Clyman Lane
Danville, IL 61832

CERTIFICATION

I, _____ certify that I am the _____ of the corporation named as Contractor herein; that _____, who signed the said Contract on behalf of the Contractor was then _____ of said corporation; that I know this signature, and his signature thereto is genuine; and that said Contractor was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

_____ (Corporate)

_____ (Seal)

00 0000 51

RESOLUTION NO. 2022-18

**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 Shafer Excavating for Ramey Court Demolition Bid Award not to exceed \$152,000.00; 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 Shafer Excavating for Ramey Court Demolition Bid Award not to exceed \$152,000.00.
- 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.

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 19th day of May,
2022.

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

00 0000 53

FORM OF CONTRACT

THIS AGREEMENT is made this 16 day of May, Two Thousand Twenty-two by and between

S. Shafer Excavating Inc.
4212 Sam's Road
Pontoon Beach, IL 62046

And

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832

Hereinafter called the Contractor

Hereinafter called the PHA

WITNESSETH that the Contractor and the PHA, for the consideration stated herein, mutually agree as follows:

ARTICLE 1. Statement of Work. The Contractor shall furnish all labor, equipment and services, and perform and complete all work required for the **Building Demolition** project at **Ramey Court in Georgetown, IL**, in strict accordance with the Specifications, Addenda thereto numbered 01 dated December 6, 2021 and Drawings referred to therein, all as prepared by the PHA, which said Specifications, Drawings, and Addenda are incorporated herein by reference and made a part hereof.

ARTICLE 2. Contract Price. The PHA shall pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in the Specifications, the sum of **on hundred fifty-two thousand dollars (\$152,000.00)**.

ARTICLE 3. Contract Time. The Contractor shall complete all the work required by the Contract within **ninety (90)** consecutive calendar days from the start date specified in the Notice to Proceed.

ARTICLE 4. Liquidated Damages. The Contractor is responsible for completing the project within the time established in the Contract unless time extensions are authorized. If the work is not completed by the contracted date, the Contractor shall be liable for liquidated damages resulting from such inexcusable delays.

1. Liquidated damages shall be assessed at the rate of \$500.00 per day for each successive calendar day of delay beyond the Contract Completion Date.

ARTICLE 5. Non-Discrimination. During the performance of this contract, the Contractor agrees as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such actions shall include but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment

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- advertising; layoff or termination; rates of pay of other forms of compensation; and selection for training – including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment notices to be provided by the contracting officer setting forth the provisions of this clause.
2. The Contractor will, in all solicitations or advertisements for employees placed by on behalf of the Contractor, state that all qualified applicants will receive consideration for employment, without regard to race, color, religion, sex, or national origin.
 3. The Contractor will send each labor union or representative or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under Section 202 of Executive Order No. 11246 of September 25, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 4. The Contractor will comply with all provisions of Executive Order No. 11246 of September 25, 1965, and of the rules, regulations and relevant order of the Secretary of Labor.
 5. The Contractor will furnish all information and reports required by Executive Order No. 11246 of September 25, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
 6. In the event of the Contractors noncompliance with the non-discrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the Contractor may be declared suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 25, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 25, 1965, or by rule, regulation, or order of the Secretary of Labor, or as other side provided by law.
 7. The Contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 25, 1965, so that such provisions will be binding upon each Sub Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the contractor become involved in, or is threatened with, litigation with a Sub-Contractor or vendor as a result of such direction by the contracting agency, the Contractor may request the United States to enter into such litigation to protect the interest of United States.

ARTICLE 6. No member, officer, or employee of the Local Authority, no member of the governing body of the locality in which the development is situated, no member of the governing body of the locality which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Project, during his tenure or for one year thereafter shall have any interest, direct or indirect in this contract or the proceeds thereof.

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ARTICLE 7. Hold Harmless Agreement. The Contractor shall indemnify and hold harmless the PHA and its employees from and against all claims for personal injury or property damage, including claims against the PHA, its agents or servants, and all losses and expenses, including reasonable attorney fees that may be incurred by the PHA defending such claims arising out of or resulting from the performance of the work but only to the extent caused in whole or in part by any negligent act or omission by the Contractor, any Sub Contractor, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, and not to the extent it caused in part by a party indemnified hereunder. In any and all claims against the PHA or any of its agents or servants by an employee or contractor, any Sub Contractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contract or Sub Contractor under Workers Compensation Acts, Disability Acts, or their Employee Benefits Acts.

ARTICLE 8. Contract Documents. The contract shall consist of the following component parts:

- a. This Instrument
- b. General Requirements
- c. General Conditions of the Contract for Construction
- d. Special Conditions
- e. Technical Specifications
- f. Addenda
- g. Drawings

This instrument, together with the other documents enumerated, which said other documents are as fully a part of the contract as if hereto attached or herein repeated, for the Contract. In the event that any provisions in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this Article 8 shall govern, except as otherwise specifically stated. The various provisions of Addenda shall be construed in the order of preference of the component part of the Contract which each modified.

IN WITNESS WHEREOF, the parties hereto have caused This Instrument to be executed in three (3) original counterparts as of the day and year first above written.

00 0000 56

Attest:

Contractor: S. Shafer Excavating, Inc.

By _____

Title _____

Business Address:

4212 Sam's Road
Pontoon Beach, IL 62046

Attest:

Owner: Vermilion Housing Authority

By _____

Title _____

Business Address:

1607 Clyman Lane
Danville, IL 61832

CERTIFICATION

I, _____ certify that I am the _____ of the corporation named as Contractor herein; that _____, who signed the said Contract on behalf of the Contractor was then _____ of said corporation; that I know this signature, and his signature thereto is genuine; and that said Contractor was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

_____ (Corporate)

_____ (Seal)

000000 57