

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	PHA Information.																																
A.1	PHA Name: <u>AURORA HOUSING AUTHORITY</u> PHA Code: <u>JL090</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>502</u> Number of Housing Choice Vouchers (HCVs) <u>1428</u> Total Combined Units/Vouchers <u>1930</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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**B. Annual Plan Elements**

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

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

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources. (See below)
- Rent Determination.
- Operation and Management. (See below)
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention. (See below)
- Pet Policy.
- Asset Management. (See below)
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See summary below.

**Financial Resources: Planned Sources and Uses**

SOURCES	PLANNED \$	PLANNED USES
<b>1. Federal Grants (FY2020)</b>		
a. Public Housing AMP 1 Operating Funds	\$1,184,662.00	Management/Operations
b. Public Housing AMP 2 Operating Funds	\$1,143,946.00	Management/Operations
c. Public Housing Capital Fund	\$1,381,812.00	Capital Improvements and CF Eligible Activities
d. Hope VI Revitalization	\$0	n/a
e. Hope VI Demolition		
f. Annual Contributions for HCV Tenant-based assistance	\$12,322,349.00	
g. Public Housing Drug Elimination Program (include any Technical Assistance Funds)	\$0	n/a
h. Resident Opportunity and Self-sufficiency Grant	\$ 206,688.00	Program Activities
i. Community Development Block Grant	\$0	n/a
j. HOME		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Income</b>		
AMP 1	\$551,644.56	Management/Operations
AMP 2	\$816,248.88	Management/Operations

### **Operations and Management**

The Aurora Housing Authority has upgraded its daily management and maintenance operations since July 2, 2018. The agency has increased its occupancy from 92.43% to 98% during fiscal year 2019 by setting the goal of unit turnaround to 30 days for every unit that becomes vacant.

The agency monitors this process by conducting a monthly operations meeting to discuss vacant units and strategize to get the units turned around in that 30-day period. The operations meeting is also the forum used to monitor rent collection. Each outstanding account is reviewed, and a strategy is created to address the accounts receivable. The agency decreased its Accounts Receivable from \$100,000 to \$32,000 during fiscal year ending 2019 by implementing this strategy.

The agency also manages maintenance on a daily, weekly and monthly basis by monitoring work order completion and customer service. The agency reviews and reports work order completion monthly and request any maintenance requests from residents during monthly management meetings at the various sites.

The agency has also addressed the prevention and eradication of pest infestation by creating an agency wide inspection of all units for all infestations in January 2019. The agency utilized dogs to search for bedbugs and extermination companies to inspect for all other infestations. Once this inspection was completed, units that were found to be infested were treated immediately. Once this process was completed, the agency put out a Request for Proposal (RFP) for extermination services and Bed Bug treatment in September 2019. The agency has selected a company to provide extermination services and Bed Bug treatment beginning December 2, 2019.

### **SAFETY AND CRIME PREVENTION**

The Aurora Housing Authority has created a relationship with the Aurora Police Department to increase safety and crime prevention at the agencies Public Housing sites. A meeting is conducted with the two agencies on a quarterly basis to discuss strategies to decrease crime and anti-social behavior at the properties. The agencies share critical information to assist in finding solutions for problem and unauthorized tenants at the various sites. This collaboration and partnership have assisted the agency in reducing crimes at all of its sites. This process has also assisted the agency in evicting problem tenants from its sites.

### **ASSET MANAGEMENT**

The Aurora Housing Authority converted its financial and management operations to the Asset Management model in September 2018. Due to this change in processes, the agency's financial conditions have improved significantly. The agency was a sub-standard performer in its financial condition and received a PHAS score of 0 for financial condition in July 2018. The agency created balance sheets and income statements on a monthly basis to manage and monitor its finances. The agency created a Central Office Cost Center (COCC) which created substantial revenue for the agency. At the end of fiscal year 2019, the agency improved its PHAS score for financial condition from a 0 to 24 out of a possible 25 points.

The agency is in the process of converting its management operations to the Asset Management model which provides additional resources to its sites. The agency has decentralized some of its operations which assisted the agency in improving its occupancy and rent collection. The agencies occupancy rate improved from 92% to 98% at the end of the fiscal year. The agencies accounts receivables decreased from approximately \$100,000 down to \$32,000 at the end of its 2019 fiscal year. The conversion to Asset Management has assisted the agency in making major improvements in its operations.

(c) The PHA must submit its Deconcentration Policy for Field Office review. (See policy below)

#### **DECONCENTRATION POLICY**

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

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

#### **DECONCENTRATION INCENTIVES**

The AHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies. (See Attached Policy)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. (See summary below)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b><u>Units with Approved Vacancies for Modernization</u></b></p> <p>The Aurora Housing Authority has begun the process to modernize five (5) units that have been approved by HUD for modernization. The units are located at three of the agency's family sites, Indian Trail, Eastwood and Southwind. The agency has a two-bedroom unit located at 413 Indian Trail Road. The agency has a three-bedroom unit located at 1220-B S. Fourth Street. The agency has three units at the Eastwood site, 385 Beckwith (four bedrooms), 351 Beckwith (four bedrooms) and 1646 Northeast Dr. unit C (three bedrooms). All above-mentioned units need a total rehab and modernization. The agency created an Invitation for Bid (IFB) on November 6, 2019. The agency will be receiving bids and will select the contractors in December 2019. The goal is to have all units completely rehabbed and modernized by March 1, 2020.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><b><u>Audit Finding 2019-001 – Housing Choice Voucher Tenant Files Housing Choice Voucher Program – CFDA 14.871</u></b></p> <p><b><u>Summary:</u></b>  HUD regulation requires all Housing Choice Voucher participants to reinspect tenant units using HUD's Housing Quality Standards ("HQS") to ensure that each unit meets the AHA's housing standards and that the family is maintaining the unit in a safe and sanitary condition. The Authority failed to have all reinspection completed in a timely manner. This condition appears to be the result of a lack of control over ensuring the timing of follow-up reinspection and communication with tenants and landlords. This results in untimely reinspection and follow-up potential risk of conditions identified worsening. The effect is noncompliance with HUD regulations over the timing and follow-up inspection and result in loss of "good standing" status and delay or rejection of family participation.</p> <p><b><u>Corrective Action:</u></b>  The Authority has inspected the eleven (11) units from the audit finding. In addition, the Authority has started reviewing 100% of the HCV program files to ensure that all units have current inspections. Effective immediately, the Authority is creating a plan that will confirm all HCV program units are inspected bi-annually. This will further be validated during the Authority's monthly HCV Operations meeting where a monthly analysis will be performed by the Housing Specialist and HCV Director and presented to the Executive Director for review. This plan will ensure a proper follow-up system to enable the Housing Specialist to keep track of inspections as they become due.</p>

**B.5 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.(See below):

**Progress Report**

**GOAL 1: OCCUPANCY**

The Aurora Housing Authority has made substantial progress in meeting its 5-year plan goals. The agency has reduced its vacant units during fiscal year ending 3/31/2019 by improving its occupancy rate from 92.43% to 98% occupancy. The agency has improved its unit turnaround time during that timeframe and continues to work on filling vacant units within a 30-day period.

**GOAL 2: PHAS SCORE**

The Aurora Housing Authority has successfully improved its Public Housing Assessment System (PHAS) score from 47 in July 2018 to 91 as of October 22, 2019 for fiscal year 2019. The agency improved its Physical Condition score from 31 to 35, Financial Condition score from 0 to 24 out of 25, Management score from 11 to 22 out of 25 and Capital Fund score increased from 5 to 10 out of 10. This score took the agency from the "Troubled" status to "High Performer" status.

**GOAL 3: SEMAP**

The Agency is currently working to improve its SEMAP score for fiscal year ending March 31, 2020. The agency was in "Troubled" status in 2018 due to non-submission and certification of SEMAP. The agency has improved from the "Troubled" status to standard performer and is currently awaiting the final verification score for SEMAP for 2019 which currently states 100. The agency is working on improving its operation for SEMAP for 2020.

**GOAL 4: CUSTOMER SERVICE**

The agency has improved its customer service to its residents by initiating monthly management meetings at its selected sites. This meeting provides a forum for residents to inform management of any anti-social behavior or outstanding maintenance requests. Once this information is received by management, they are resolved or addressed immediately.

**GOAL 5: MODERNIZATION**

The Aurora Housing Authority is currently working on a plan to modernize its three family sites. Indian Trail, Eastwood and Southwind consist of 102 units of housing. The agency is planning to begin replacement of the roofs at Indian Trail and Eastwood and 1 roof at Maple Terrace in the spring of 2020. These roofs have outlived their useful life. The agency is also planning to completely modernize the interior of the units at Indian Trail, Eastwood and Southwind. The plan is to replace cabinets, flooring, interior doors, light fixtures and vanities and medicine cabinets in all units. The plan is to also paint the units and replace plumbing fixtures. During this process the agency will utilize energy efficient lighting and aerators for shower heads and faucets and energy efficient toilets.

**GOAL 6: CRIME PREVENTION**

The Aurora Housing Authority has also created a Security plan for its various sites. The agency is currently in the process of installing new security cameras at its Southwind site. The cameras will give full view of the entire site and the Aurora Police Department will have the ability to access camera footage. The agency is also planning to install new camera systems at Eastwood, Indian Trail, Maple Terrace and Centennial House in 2020.

The agency is also in the process of converting the Centennial House entrance door key system to the key fob system. The agency is currently soliciting bids to select a contractor to complete this transition.

The Aurora Housing Authority and the Aurora Police Department have formed a collaboration to address crime and anti-social behavior at all of its site. The agency and the Aurora Police Department conduct meetings on a quarterly or as needed basis. This process has allowed the agency to decrease its crime rate at its properties. The agency has taken appropriate action against tenants that violate.

**B.6 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan? (See attached)

Y N

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

<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y    N    N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The Aurora Housing Authority's 5-year action plan was approved by HUD on April 24, 2019. The plan provides for capital improvements to our family and single sites, modernization of units, training, hiring of new staff.</p>



Attachment IL090H-v01  
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## **SMOKE-FREE POLICY**

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This Smoke-free Policy defines the Aurora Housing Authority's (AHA)'s policies and procedures concerning HUD Smoke-Free Public Housing for the Public Housing Program, incorporating Federal, State and local law. If there is any conflict between this policy and laws or regulations, the laws and regulations will prevail.

### **1.0 INSTITUTING SMOKE-FREE PUBLIC HOUSING**

It is the policy of the Aurora Housing Authority to fully comply with all Federal, State and local non-discrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development (HUD) regulations governing Fair Housing and Equal Opportunity. No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Aurora Housing Authority's programs.

With that in mind, AHA as a public housing agency administering public housing is required to implement a smoke-free policy in compliance with the Final Rule 24 CFR Parts 965 and 966.

### **2.0 PURPOSE OF SMOKE-FREE POLICY**

HUD and AHA desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of property insurance for a non-smoke-free building.

### **3.0 DEFINITIONS**

#### **3.1 "SMOKE" OR "SMOKING"**

To smoke or to be smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or any form. "Smoking" also includes the use of an electronic smoking device.

#### **3.2 "ELECTRONIC SMOKING DEVICE"**

Any device that can be used to deliver aerosolized or vaporized nicotine to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah.





## **4.0 SCOPE OF SMOKE-FREE POLICY**

### **4.1 BUILDINGS**

Smoking is not permitted anywhere in the building, including apartments, in accordance with the following guideline. Effective July 1, 2018, all current residents, all employees, all guests, and all new residents of AHA will be prohibited from smoking anywhere in the building, including apartment units.

### **4.2 COMMON AREAS**

Smoking is not permitted in common areas of the property to include but not limited to: laundry rooms, community centers, common area bathrooms, lobbies hallways stairways, elevators and the office.

### **4.3 ENTRANCES**

Smoking is not permitted within 25 feet of the entrance to any apartment or common area to include the office. Entrances include but not limited to: entry ways, windows, porches, balconies, patios, or ventilation system

### **4.4 PLAYGROUNDS**

Smoking is not permitted within 15 feet of any area of the playgrounds.

## **5.0 POSTINGS**

The Aurora Housing Authority will post, in a conspicuous place and at a height easily read by all persons including persons with mobility disabilities, the following information:

5.1 “Smoke Free Building” Bilingual signs inside all common area ;

5.2 “Smoke Free Building/ Thank you” signs at entrances and/or common area windows;

## **6.0 CURRENT RESIDENTS**

Current residents will receive a copy of this Smoke-Free Policy and will be required to sign lease addendums reflective of the Smoke-Free Policy at a future meeting, but no later than July 1, 2018.

## **7.0 NEW AND RETURNING RESIDENTS**

New residents who sign leases effective on or after July 1, 2018 will be given copies of the Smoke-Free Policy and their lease will reflect this policy.



## **8.0 RESIDENTS TO PROMOTE SMOKE-FREE POLICY**

Resident will inform guests of the smoke-free policy. Resident will also promptly give AHA a written statement of any incident where resident observes smoking not allowed by this policy or believes smoke is migrating into the tenant's unit from sources outside the unit.

## **9.0 ENFORCEMENT OF SMOKE-FREE POLICY**

**9.1** AHA will post "No Smoking" signs as designated in Section 5.0 of this policy.

**9.2** AHA staff will take reasonable steps to promptly remedy known and reported violations of the smoke-free policy. A resident household will be determined to be in violation of the Smoke-Free policy if:

- a.* AHA staff witness a resident, a resident's guest, or family member, service provider or other person smoking inside a unit.
- b.* AHA staff witness a lighted smoking product in an ashtray or other receptacle inside a unit.
- c.* Damage to the interior of the unit that is the result of burns caused by smoking products including damages to resident owned property.
- d.* Evidence of smoking in a unit such as cigarette or other smoking product smells, smoke clogged filters, smoke film including smoke damage to walls.
- e.* Repeated reports to staff of violations of this policy by third parties
- f.* Clogged plumbing caused by a smoking product or products.
- g.* Evidence of ashes on any surface in a unit.

**9.3** AHA staff will enforce the smoking ban according to the following procedures except when a violation causes a fire on AHA property. In the case of a fire, the resident will be evicted in conformance with the AHA Policy. Staff will follow a progressive course of lease enforcement actions in implementing the smoking ban.

**a. 1st offense:**

Staff will give a verbal warning to resident reminding them of the non-smoking policy and provide a copy of the Smoke-Free policy.

**b. 2nd offense:**

Staff will issue the tenant a written warning regarding the report of violation of the non-smoking policy, including a copy of the Smoke-Free policy and provide the resident with smoking cessation resources.



The Aurora Housing Authority™

**c. 3rd offense:**

Staff will issue a 30-day Notice of Termination of Housing Assistance.

## **10.0 EFFECT OF BREACH AND RIGHT TO TERMINATE LEASE**

Resident acknowledges that a breach (violation) of the Lease Addendum will render Resident liable for the costs to repair the unit due to damage from smoke odors or residue. A breach of this Lease Addendum gives each party all the rights contained herein, as well as the rights in the Lease. A material breach of this Lease Addendum is a material breach of the Lease and ground for immediate enforcement action, including termination of the Lease by AHA.



## 11.0 RESIDENT CERTIFICATION

As Head of Household, I have read and understand the above Smoke-Free Policy and I agree to comply fully with the provisions. I understand that failure on my part, other members of the household, and my guests to comply with this Smoke-Free Policy could result in a 30 day eviction notice as outlined above.

Resident Signature (Head of Household) \_\_\_\_\_

Unit Number:

Date:

Co-Head Signature: \_\_\_\_\_

Other Adult Resident over 18: \_\_\_\_\_

Other Adult Resident over 18: \_\_\_\_\_

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Richard Irvin, the Mayor  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Aurora Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the


City of Aurora, Illinois  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

The Aurora Housing Authority and the City of Aurora collaborated on the City of Aurora's Consolidated plan  
in September of 2019. The final draft was submitted on October 7, 2019. The Aurora Housing  
Authority's Annual Plan and Five (5) Year Plan information is consistent with the City of Aurora's  
Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. 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)

Name of Authorized Official Richard Irvin	Title Mayor
Signature 	Date January 21, 2020

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan for the PHA fiscal year beginning 4/1/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

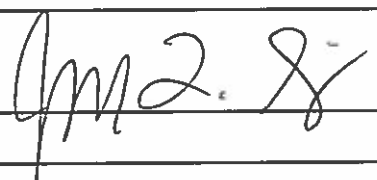
AURORA HOUSING AUTHORITY  
 PHA Name

IL090  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2018 - 2022

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **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).

Name of Authorized Official  Joseph Grisson	Title  Chairperson, AHA Board of Commissioners
Signature 	Date <u>1/22/20</u>



The Aurora Housing Authority™

## **Attachment IL090F-v01**

### **RESIDENT ADVISORY BOARD COMMENTS 2020 Annual Plan**

No Resident Advisory Board members suggested any comments or recommendations to the 2020 Annual Plan.

Phone: (630) 701-9977 | Fax: (630) 701-9974 | 1449 Jericho Circle, Aurora IL 60506

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Resident Advisory  
Board

Meeting

12/27/19

- | Name                   | ph#          | ATA site      |
|------------------------|--------------|---------------|
| 1. Meloyne Wimbley     | 773-343-3693 | Eastwood      |
| 2. Paula Wright        | 630-440-7896 | Eastwood      |
| 3. Arlene Fariskines   | 630-506-9038 | Southwind     |
| 4. Elder Saul Luby #11 | 414-775-5220 | Maple Terrace |
| 5.                     |              |               |

# **Aurora Housing Authority**

## **Resident Advisory Board**

### **AMP 1**

**ArJune Earskines  
1223 S. Fourth Street  
Aurora, IL 60505**


**Meloyne Wimbley  
1660 Northeast Drive  
Apt. B  
Aurora, IL 60505**

### **AMP 2**

**Saul Fultz  
905 Second Avenue  
Apt. 312A  
Aurora, IL 60505**

# RESIDENT ADVISORY BOARD MEETING SIGN-IN SHEET

Project:	2020 PHA PLAN	Meeting Date:	December 12, 2019
Facilitator:	Ralph Jordan, Executive Director	Place/Room:	AHA Boardroom

Name	Address
Ardune Earskins	1224 S 4th St # C Aurora IL 60505
Meloyne Wimbley	1660 N.E. Dr. Apt. B, Aurora, IL 60505
	905 Second Ave 312A, AURORA, IL 60505

# RESIDENT ADVISORY BOARD MEETING SIGN-IN SHEET

<b>Project:</b>	2020 PHA PLAN	<b>Meeting Date:</b>	December 2, 2019
<b>Facilitator:</b>	Ralph Jordan, Executive Director	<b>Place/Room:</b>	Eastwood Comm. Center

Name	Address
Arlene Earskine	1224 S 4th St #C Aurora IL 60505
Meloyne Wimbley	1660 Northeast Dr. Apt. B, Aurora, IL 60505
Saul Zulay	905 Second Ave Apt 312 A, AURORA, IL 60505