

Board Of Commissioners Meeting **April 22nd, 2026**

3:00pm-5:00pm

2008 N Market St. Champaign, IL 61822

Note: This board meeting was initially scheduled for February 25th 2026

BOARD OF COMMISSIONERS REGULAR MEETING
Administrative Office | 2008 N. Market Street, Champaign, IL
Wednesday, April
22nd, 2026, 3:00 PM
AGENDA

A. Call to Order and Roll Call

B. Approval of Agenda

C. Public Comments on Agenda Items Only

D. Approval of Minutes

- a) Regular Meeting Minutes March 5th, 2026

E. New Business:

- a) Memorandum of Understanding (MOU) between HACC and Champaign County Health Care Consumers
- b) Memorandum of Understanding (MOU) between HACC and Cunningham Township Supervisor's Office
- c) Memorandum of Understanding (MOU) between HACC and Champaign County Township
- d) Memorandum of Understanding (MOU) between HACC and The Well Experience
- e) Memorandum of Understanding (MOU) between HACC and PACE Inc.
- f) Memorandum of Understanding between HACC and First Followers

F. Chief Executive Officer's Report

G. Operations

H. Approval of Financial Reports

- 1. Cash Disbursements – March 2026
- 2. Budget Actual – March 2026

I. Public Comments on Non-Agenda Item

J. Closed Session

- a. Discussion of hiring, firing or continued employment of a specific employee.
- b. Discussion of probable and imminent litigation.
- c. Discussion of purchase or lease of real property for use of HACC.
- d. Discussion of purchase/selling price of real property to be acquired.
- e. Discussion of minutes of previous closed session.

K. Action To Be Taken

L. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF CHAMPAIGN COUNTY
Wednesday March 5th 2026 3:00 P.M.**

I. Call To Order and Roll Call – 3:00 p.m.

Noting that a quorum of commissioners was present, Chairman Henry called the meeting to order at 3:00 P.M.

Commissioners Present: Chairman Henry, Vice Chair Parks, Commissioner McFarland, Commissioner Turnbull, Commissioner Salen

Commissioners Absent: Commissioner Obuchowski, Commissioner Morgan

Staff Present: Lily L. Walton, Executive Director, Jennifer Ferguson; Deputy Director; Miguel Manero, Finance Director; Robyn Dodd, Acting Director of Property Management; Shevone Myrick; Director of YouthBuild, Executive Assistant; Jahlinea Cekander, YouthBuild Program Manager. Jean Wingler, Procurement, and IT Manager.

Others Present:

II. Approval of Agenda – 3:01 p.m.

Commissioner Henry called for a move to approve the Board of Commissioner Agenda. Vice Chair Parks motioned. Commissioner McFarland seconded. All present voted affirmatively, and the motion passed.

III. Public Comment on Agenda Items Only

There were no public comments made on Agenda Items Only.

IV. Approval of Minutes – 3:02 p.m.

Chairman Henry announced that the Board of Commissioners would move forward with the approval of the Board of Commissioners Regular Meeting Minutes from January 23rd. 2026. All present voted affirmatively, and the motion passed.

V. City of Champaign Housing Needs Analysis & Strategy - Presentation -3:04pm

VI. New Business – 3:20p.m.

1. CEO Evaluation

This will be in closed session.

VII. Executive Director Report – 3:22 p.m.

- Walton announced who won March CHAMPION of the Month, Angela Gordon
- Walton announced Jahlinea & Neoshi both passed and earned their V.E.M Certification
- Walton announced Employee of the Year, Communications Coordinator Peyton Pannell-Johnson
- Walton announced Leader of the Year, Director of Construction and Real Estate Development
- Walton updated the board on February Community Outreach events
- Walton updated the board on the HUD Visit by Vice Secretary of HUD Ben Hobbs and Secretary of HUD, Scott Turner
- Walton gave an update on Strategic Initiatives
- Walton gave data on Family Self Sufficiency and SHIFT Participant Highlight
- Walton gave an update on YouthBuild Cohort 14
- Director Lee gave an update on Construction and Development
- Director Manero gave an update on Finance Cash Disbursements and Budget – Actual

VIII. Approval of Financial Reports – Cash Disbursements March & March 2025 Budget Actual– 3:44 p.m.

Chairman Henry called for a motion to approve Vice Chair Parks made a motion approve and Commissioner McFarland seconded. All present voted affirmatively, and the motion passed

X. Public Comment on Non-Agenda Items – 3:51 p.m.

No one gave a public comment on Non-Agenda Items

X1. Closed Session – 3:51 p.m.

Chairman Henry announced that the Board of Commissioners would move forward with closed session pertaining to items a & b. Vice Chair Parks asked for a motion of approval. Commissioner Salen seconded. All present voted affirmatively, and the motion passed

XII. Adjournment

At 3:52 PM the meeting was adjourned.

CERTIFICATION

I, Hereby Certify this is a true and accurate copy of the minutes of a Regular Meeting of the Board of Commissioners of the Housing Authority of Champaign County Held on **March 5th 2026**

By: _____

Date: _____

Chairman

By: _____

Date: _____

Secretary - Treasurer

New Business

Memorandum of Understanding

Between

The Housing Authority of Champaign County (HACC)

And

Champaign County Health Care Consumers (CCHCC)

THIS MEMORANDUM OF AGREEMENT (“MOA”) is entered into as of the 1st day of May 2026 by the **Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **Champaign County Health Care Consumers (CCHCC)** an Illinois nonprofit 503 (c)(3) organization.

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development’s demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services*, HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. Champaign County Health Care Consumers (CCHCC) is a community-based nonprofit 501(c)(3) organization that focuses on improving the health and economic stability of Champaign County residents.
- H. CCHCC provides direct assistance and case management services to literally homeless individuals and households with medical issues, including disabling conditions, and those who are deemed medically fragile.

RESPONSIBILITIES

In Consideration of the aforementioned, detailing purpose, intent, and organizational experience both parties agree to the following

Housing Authority of Champaign County (HACC)

1. Make available up to **\$236,575** to support hotel stays, supportive services, and rental assistance for medically fragile individuals experiencing homelessness through December 31, 2026
2. Reimburse allowable expenses upon receipt of proper documentation from CCHCC.
3. Provide ongoing technical assistance and support to achieve the shared goals of this agreement.
4. Monitor compliance with reporting requirements and coordinate with CCHCC to ensure alignment with broader housing initiatives.

Champaign County Health Care Consumers (CCHCC)

1. Provide emergency housing support services to the medically fragile homeless population in the form of hotel stays, temporary accommodations, supportive services, and/or rental assistance.
2. Verify that individuals or families served are **not current HACC clients**, acknowledging that expenses for existing HACC clients are not allowable under this agreement.
3. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
4. Provide ongoing case management for clients served with this funding for as long as CCHCC deems necessary.
5. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
6. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

Expenses	Projected Amount
Hotel Stays	\$54,000
Supportive Services	\$14,000
Housing (Rental Assistance)	\$69,000
Personnel – Salaries (4 staff at .40 FTE each)	\$79,461
Personnel – Payroll Taxes & Fringe	\$20,114
Total	\$236,575

TERM- This agreement shall commence on May 1, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties.

HACC or CCHCC may withdraw from this agreement by providing a 30-day written notice to the other party. If a party withdraws from this agreement, the agreement will terminate upon the date of the withdrawal.

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____
Name: Lily L. Walton, MPA
Title: Chief Executive Officer
Date: _____

Champaign County Health Care Consumers

By: _____
Name: Claudia Lennhoff
Title: Executive Director
Date: _____



Champaign County Health Care Consumers

44 East Main Street, Suite 208 • Champaign, IL 61820

Phone: (217) 352-6533

cchcc@healthcareconsumers.org

Fax: (217) 352-9745

www.healthcareconsumers.org

Grassroots organizing for health care justice and access since 1977.

HACC - Emergency Housing Support Services

Champaign County Health Care Consumers (CCHCC) is submitting this application for the HACC Emergency Housing Support Services grant funding being made available to homeless service agencies in Champaign County for the period of May 1 through December 31, 2026.

CCHCC is a community-based non-profit 501(c)(3) organization that focuses on improving the health and economic stability of Champaign County residents. CCHCC was founded in 1977, and provides direct services, and community education and advocacy around issues that impact people's health and economic security. CCHCC believes "housing is healthcare" and recognizes the fundamental role that housing plays in a household's capacity to have security, stability, and the ability to live a healthy life and be part of a healthy community.

Description of Proposed Approach and Capacity

CCHCC's Emergency Housing Support Services Program will work with individuals and households experiencing homelessness or who are at imminent risk of housing loss, especially including those households with medically-fragile individuals and individuals with disabilities.

Through this Program, CCHCC will:

- Provide short-term rental assistance;
- Provide financial assistance with security deposits;
- Provide financial assistance with housing application and move-in fees;
- Provide an array of healthcare navigation and public benefit application services;
- Provide housing navigation to help clients obtain appropriate and accessible (when needed) affordable permanent housing; and
- Provide case management services on an ongoing basis to those clients who need those services in order to maintain stability.

CCHCC uses a person-centered and empowerment approach to working with our clients. This means that we tailor our services to the needs of the client, and we work with each client to help them identify their priorities for service. Every client seeking services at CCHCC is assessed for a wide variety of needs at intake. By using an empowerment approach to working with our clients, we are able to partner with our clients to build on their strengths, enhancing their confidence, and provide them with the information and tools to overcome obstacles to self-determination. This enables our clients to exert greater control of their own lives.

CCHCC specializes in helping community members navigate the health care system in order to get their physical and behavioral health needs met, and in providing help with public benefits, including, but not limited to: health insurance (Medicare, Marketplace, and Medicaid); Medicare

Savings and Medicare Extra Help (to reduce out of pocket costs for Medicare beneficiaries); SNAP (food stamps); hospital financial assistance; Township Assistance; housing vouchers; bus passes; government phones; LIHEAP; and disability benefits (SSI and SSDI); etc.

Additionally, CCHCC also provides housing navigation services to help our clients identify appropriate housing opportunities (including accessible housing for those with mobility impairments), and apply for housing. When appropriate, we also help clients apply for housing vouchers and subsidized housing.

For clients who need greater and on-going support in order to stabilize or maintain stability, CCHCC provides case management services where we “follow” the client, even once they have stabilized. In other words, we continue to provide support for the client so that they maintain their housing and their healthcare and economic stability. Some clients will require ongoing case management services for the rest of their lives, in order to maintain permanent housing. CCHCC tailors all of our services to the specific needs of our clients.

CCHCC’s capacity to provide these services is based on having trained, qualified and experienced staff, including five healthcare navigators, two senior services specialists, and four disability application specialists (including one who is a licensed attorney who can represent clients at the Administrative Law Judge hearing level, which is the last stage of appeal for a disability application). Four of these staff members are also skilled and experienced housing navigators.

Through this Program, we anticipate being able to help between 12 – 25 households currently experiencing homelessness to establish permanent housing as a result of being able to provide financial assistance for housing expenses. When necessary, we will support clients in hotels until they can move on to transitional housing programs or permanent housing. People who are medically-fragile are often unable to stay in shelters because the shelters cannot accommodate their needs. In these cases, hotels become temporary shelter/housing. We also anticipate being able to help an additional 30-40 households who are at imminent risk of housing loss to obtain and maintain stable permanent housing. We frequently serve clients who are at-risk for losing their housing as a result of an illness, accident, or injury, which then prevents them from working and earning an income, jeopardizing their housing stability. In those circumstances, we often work to identify and provide every resource possible to help them stay in their existing homes while they work to overcome the situation that led to their crisis. Our housing supportive services will focus predominantly on individuals and households who are medically-fragile and/or disabled.

CCHCC is well-connected with the CSPH and its member organizations, as well as other organizations that intersect with homeless individuals and families, including hospitals and law enforcement agencies.

We plan to continue the same referral process that is currently in place, for both receiving referrals and creating “warm” referrals to other agencies that can help our clients with other services. We provide case management for many clients whom we “share” with other CSPH member organizations, and we will continue to do so.

We will continue to provide public benefit applications to any clients referred to us by any agency, or individuals who self-refer.

And we will continue our case management services for individuals and households experiencing homelessness who are medically fragile and/or disabled. Our case management services include assessing the clients' needs across a number of domains, including health, financial, housing, public benefit, transportation, employment (for those able to work), and legal issues (such as guardianship, etc.). Our case management work helps to ensure that clients get their health and medical needs met, and that they are able to manage their activities of daily living safely and consistently, as well as manage their financial obligations. CCHCC will also provide these case management services to individuals who move to Hope Village, once it opens.

Experience Providing Rental Assistance and/or Housing Stabilization Services

CCHCC was fortunate to receive funding from HACC during the previous grant funding period, which ended on March 1, 2026. That funding allowed us to help many individuals and households experiencing homelessness to stay in hotels and survive the brutal winter. With the support CCHCC provided, most of these households were able to move on to transitional or permanent housing. We continue to provide case management services to several of these individuals and households. We have helped many apply for disability benefits, and some are still awaiting approval.

CCHCC has many years of experience working with individuals and households experiencing homeless, including "hard to house" individuals who may struggle with behavioral health issues and trauma, as well as other medical conditions. CCHCC's work and insight into the challenges facing individuals experiencing chronic homelessness and medical fragility has resulted in a partnership with Carle and UIUC to create Hope Village – a small homes village currently under construction to serve this specific population. Hope Village is partnering with HACC to provide housing vouchers for Hope Village.

Additional experience includes CCHCC's participation in the Continuum of Service Providers to the Homeless (CSPH), and weekly staffing at Strides Shelter and Daily Bread to work with homeless individuals and households to assist in applications for public benefits and health care navigation.

Since 2021, CCHCC has been involved in providing hotel stays, case management, and housing navigation for individuals and households who are experiencing homelessness, and who are medically fragile and unable to stay in congregate settings. Many of CCHCC's clients have stabilized and achieved permanent housing as a result of the support they received from CCHCC. Cunningham Township Supervisor's Office (CTSO) has also previously partnered with CCHCC for CCHCC to provide the medical case management for CTSO clients who have required hotel stays.

Additionally, CCHCC's work with medically-fragile individuals and households experiencing homelessness, or at risk of homelessness, has been recognized with ARPA and HHI grant awards, which have enabled CCHCC to serve greater numbers of individuals and households experiencing chronic homelessness and medical fragility, or those at risk of homelessness, including senior citizens.

CCHCC staff deliver essential client services that enable community members to access needed health care and mental/behavioral health services, and to improve their health. Trained, experienced, bi-lingual staff provide case management services and help clients apply and qualify for health insurance and a range of public benefits (including health insurance, food stamps, LIHEAP, free phones, bus passes, Disability Benefits, and more). CCHCC staff also help clients gain access to medical and mental/behavioral health services, help clients navigate and understand the health care system and provide health literacy services on a one-on-one basis. CCHCC also operates the Rx Fund, which makes it possible for CCHCC to provide clients with financial assistance for out-of-pocket costs for medication.

CCHCC’s Disability Application staff members work very closely with individuals experiencing homelessness or those at risk of homelessness, and they are highly effective.

As an example, in 2025, CCHCC’s Disability team garnered **56 new approvals** for disability benefits among our clients. The amount of new *combined total monthly income* that this represents (*from the clients who chose to share this information with us*) is **over \$73,000 per month**; and **the lump sum backpay combined total amount for those who chose to share that information with us is over \$306,000**. Our work is bringing money back to these individuals and households, and helping to give them the opportunity to stabilize their lives and gain or maintain permanent housing.

Proposed Budget and Narrative, and Anticipated Target Population

Budget - Expenses:

Projected Amount:

Hotel stays (until housing is secured)	\$54,000
Supportive Services (housing applications, security deposits, utilities, etc.)	\$14,000
Housing (rental assistance)	\$69,000
Personnel – Salaries (4 staff at .40 FTE each)	\$79,461
Personnel – Payroll Taxes & Fringe	\$20,114
Total Amount Requested:	\$236,575

Budget Narrative:

We are anticipating \$137,000 in housing-related costs for clients in this program. Those costs are broken into three categories: Hotel stays, at \$54,000; Supportive Services (housing application fees, security deposits, utilities, etc.) at \$14,000; and Rental Assistance (between 3 – 8 months of assistance per household) at \$69,000.

It is possible that the amounts in each of those three categories related to housing – whether temporary or permanent – may vary, depending the circumstances facing the households with whom we work, and how quickly some of these households can get housed permanently, versus how long they might need to stay in hotels.

Personnel salaries are for four CCHCC staff members working on this program at .40 FTE each, for a combined FTE of 1.6, and a cost of \$79,461 in salaries. The areas of expertise of these four staff members include: healthcare navigation, public benefits, disability application specialist, housing navigation, and case management. Additional CCHCC staff will help with this program as well, but we are seeking funding for these four staff members in particular.

Payroll taxes and Fringe (including health insurance) for these four staff members has been prorated at .40, and amounts to a total of \$20,114. Because CCHCC is a small organization, our health insurance costs are high – small group health insurance plans are allowed to charge different monthly premiums based on the age and gender of the staff member. Payroll taxes and fringe (health insurance, retirement benefits, disability insurance, etc.) typically amount to approximately 25% of salary costs.

Anticipated Target Population:

Through this Program, we anticipate being able to help between 12 – 25 households currently experiencing homelessness to establish permanent housing as a result of being able to provide financial assistance for housing expenses. Some of these households might require hotel stays while we work with them to establish permanent housing. It is much easier to provide healthcare navigation services and public benefits assistance, as well as case management services when our clients stay at hotels rather than in shelters or on the streets. Additionally, if they require home health services, those can be more easily arranged at a hotel than at a shelter.

We also anticipate being able to help an additional 30-40 households who are at imminent risk of housing loss to obtain and maintain stable permanent housing.

Additional information related to this request:

Some clients will need more financial help than others, and some clients will be able to find housing more quickly than others. One factor that can affect how long it takes to find permanent housing (beyond financial issues) is physical accessibility.

Given the need in our community, and CCHCC's current client caseload and anticipated referrals from other agencies, we are confident that we will be able to expend these funds by the end of this calendar year.

We are very grateful to HACC for making this funding opportunity available.

Memorandum of Understanding

Between

The Housing Authority of Champaign County (HACC)

And

Cunningham Township Supervisor's Office (CTSO)

THIS MEMORANDUM OF AGREEMENT ("MOA") is entered into as of the 1st day of May, 2026 by the **Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **Cunningham Township Supervisors Office (CTSO)** an intergovernmental membership organization

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development's demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services*, HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. Cunningham Township Supervisor's Office is a local governmental entity created and governed by the Illinois Township Code (60 ILS 1).
- H. CTSO provides a local safety net for low-income households within Urbana, IL that includes but is not limited to general assistance, rental assistance, utility assistance, food support and referrals to services funded by Urbana residents serving Urbana residents.

RESPONSIBILITIES In Consideration of the aforementioned, detailing purpose, intent, and organizational experience both parties agree to the following

Housing Authority of Champaign County (HACC)

1. Make available up to **\$418,680** to support the emergency housing programs established by Cunningham township supervisors' office in addition to the rental assistance program,
2. Reimburse allowable expenses upon receipt of proper documentation from CTSO on a monthly basis or another predetermined schedule.
3. Provide ongoing technical assistance and support to achieve the shared goals of this agreement.
4. Monitor compliance with reporting requirements and coordinate with CTSO to ensure alignment with broader housing initiatives.

Cunningham Township Supervisors Office

1. Continue to operate the **Emergency Housing and Rental Assistance Program**, utilizing HACC funds to subsidize utilities and other unit rental costs.
2. Provide financial assistance to households at risk of entering emergency shelter, as well as households currently staying in emergency shelter, to overcome barriers to securing permanent housing. Assistance may be provided for a period not to exceed eleven (11) months, including arrears to prevent eviction.
3. Submit to HACC all existing policies related to the rental assistance program.
4. Verify that individuals or families served are **not current HACC clients**, acknowledging that expenses for existing HACC clients are not allowable under this agreement.
5. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
6. Provide ongoing case management for clients served with this funding for as long as CTSO deems necessary.
7. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
8. The following costs may include addressing barriers to housing including rent and utility arrears, and basic and necessary move in costs (including beds), basic renters insurance as required to protect CTSO as lease holder.
9. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

Expenses	Projected Amount
Strategy 1: CARES Housing and Supportive Services	
Deposit and Move-In Fees	\$34,000
Rent Subsidies	\$136,000
Move In Assistance	\$30,000
Careers in Motions peer advocates – On - site	\$22,272
Housing Navigation & Supportive Services	\$37,333
Strategy 2: Careers in Motion Transitional Housing	
Deposit and Move-In fees	\$5,000
Rent subsidy and any feed bundled with rent	\$40,000
Move-In assistance	\$10,000
Careers in Motion peer advocates	\$22,272
Strategy 3: Bridge to Home Transitional Housing for Families	
Deposit and Move-In fees	\$5,200
Rent Subsidy	\$20,800
Move-In Assistance	\$6,000
Housing Navigation & Supportive Services	\$38,667
Careers in Motion peer advocate	\$11,136
Total HACC Request	\$418,680

TERM- This agreement shall commence on May 1st, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties.

HACC or CTSO may withdraw from this agreement by providing 30-day notice to the other party. If a party withdraws from this agreement, the agreement will terminate upon the date of the withdrawal.

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____

Name: Lily L. Walton, MPA

Title: Chief Executive

Officer

Date: _____

Cunningham Township Supervisor's Office

By: _____

Name: Danielle Chynoweth

Title: Cunningham Township Supervisor

Date: _____



Cunningham Township
Danielle Chynoweth, Supervisor
205 WEST GREEN ST • URBANA, IL 61801
(217) 384-4144 • FAX: (217) 367-7603
WWW.CTSO.ORG

March 30, 2026

Dear Lily Walton and HACC leadership,

Thank you for your partnership in preventing and ending homelessness. **Thanks to support from HACC, in the last funding cycle Cunningham Township (CTSO) helped 116 households, including 43 families with children, stay housed or move from homelessness into permanent housing in a mere 5 months.** Through collaboration with HACC, other funders, and local service providers, our county **reduced the waitlist for families and individuals to nearly zero.** We should be proud.

To build on this success, CTSO is requesting **\$418,680** in funding from HACC's Emergency Housing Support Services program, with a focus on moving families and individuals from street homelessness and emergency shelter into stable housing through transitional housing and rental assistance with supportive services including case management & peer support. CTSO requests support to pursue 3 strategies from May to Dec. 31, 2026:

- **Strategy 1: CARES Housing & Supportive Services**
- **Strategy 2: Careers in Motion Transitional Housing**
- **Strategy 3: Bridge to Home Transitional Housing for Families**

These programs represent an expansion of our current programs and will enhance neighborhood stability and housing access and increase safety for households experiencing homelessness, helping them achieve stability and self-sufficiency. Our request is limited to direct assistance and the portion of the program staff/peer leaders required to meet housing stability benchmarks only. CTSO will fund Careers in Motion and General Assistance stipends and all administrative support. Please don't hesitate to reach out with questions.

Danielle Chynoweth, Cunningham Township Supervisor

Organizational Information

Founded in 1928, the Cunningham Township Supervisor's Office (CTSO) is a public office assisting low-income Urbana residents with rapid response and assessment, rent and utility assistance, workforce development, disability support, homeless services, threaded through with supportive services. CTSO has three assistance teams: CARES rapid response, Bridge to Home homeless services, and Income Assistance. CTSO provides direct assistance for 3,000+ residents with 21,000+ for service annually. CTSO employs 25 diverse, multilingual staff, the vast majority of whom have lived experience with homelessness or accessing public aid (see [ctso.org/officials](https://www.ctso.org/officials)). Three staff serve as Field Instructors for Social Work schools across three campuses including our Supervisor, who serves as the chair of the Continuum of Service Providers to the Homeless and CU Board of Health. CTSO operates with an annual budget of \$4.6 million weaving together local, state and private dollars. We cultivate strong, trusted partnerships with 43 government, non-profit, business, faith based, and funder organizations to meet our goal of ending local homelessness and hunger. See a list of [Community Partners](#). CTSO is in [good standing with the State of Illinois](#) and is [insured through TOIRMA](#). Proof of insurance, Social Work licenses, and certifications available upon request.

Relevant Experience & Successes

CTSO answers an average of 1778 calls for service every month and operates a peer-led Help Desk at the library four days a week, providing a one stop shop for residents in need. Key successes from 2025:

- 20 households (40 individuals) served in our **Rapid Rehousing** programs with a 91% success rate in achieving permanent housing. For example, a family of 6 that had fled domestic violence are now permanently housed with a financial plan for long-term stability.
- 27 families of 30 adults and 57 children served in **Family Shelter** programs with a 88% success rate in achieving permanent housing. CTSO reduced the average length of stay in the family shelter from 9 months to 6 months, resulting in more families being served. A single mother with only disability income moved into a subsidized housing unit that met her needs.
- 58 families experiencing housing insecurity referred from Urbana Schools or Crisis Nursery served with **Housing Navigation and Supportive Services** with 89% successful exits to program or housing.
- 331 households helped to avoid eviction or move into permanent housing with **Rental Assistance** including 57 with \$148,000 HACC funds.
- Creating **Public Winter Emergency Shelter** housing 191 residents over the past four months.
- Launched **Careers in Motion**, a new workforce development program with 16 participants and housing subsidies for 11 homeless residents in its first cohort, thanks to support from HACC.
- Managed \$3,936,249 in state and local grants with a pristine record on all audits and monitoring visits. Raised \$96,655 in private donations in 2025 alone.

Proposal for Funds

CTSO is requesting funding from HACC to support three strategies to create pathways to independent housing and self-sufficiency for residents experiencing homelessness. CTSO will make use of an intensive case management model, which is shown to “have a greater impact on housing stability” when compared to standard case management for individuals experiencing homelessness ([CHI 2021](#))

Strategy 1: CARES Housing & Supportive Services	
Statement of need	STRIDES is the only year-round same-day emergency shelter for individuals in Champaign County with 75 residents. As STRIDES has remained full, CTSO Street Outreach counted 76 actively unsheltered residents going into winter. Using state and private dollars, CTSO opened a Public Winter Emergency Shelter (PWES), securing an emergency occupancy permit for the old Armory facility through May 23 only. As of now, these two shelters are housing about 120 residents, many of whom are seniors or residents with disabilities or earned income. In addition, 6 individuals were counted outside in March. We estimate ~50 shelter residents face street homelessness with the May closure of PWES.
Housing Proposal	CTSO will support 20 individuals living in emergency shelter, or street homeless , to move into housing rented by CTSO, or in the resident’s name, if feasible. CTSO will pay double deposit and rent up to 8 months , along with any mandatory fees or items bundled with rent such as admin fee, utilities, renters insurance, stormwater/sewer fee, tech fee, pest control, trash. CTSO will address barriers to housing by providing move-in assistance including paying off rent to clear credit, paying utility arrears to help get service in their name, record and eviction sealing, and providing a bed and basic furnishings.
Supportive Services Proposal	To ensure housing stabilization and self-sufficiency by the end of the grant, the 20 participants require intensive case management for 8 months with individualized service plans to address health issues, increase income, clear credit, seal evictions and convictions, apply for all subsidized housing options, build financial literacy and life skills, and develop a community of support. As residents are moving from shelter or the street, this program requires 2 on-site peer leadership staff to support a safe transition and address day-to-day concerns. Two shelter residents who qualify for Careers in Motion will be selected and receive housing and a paid 20 hours a week internship. In addition, <u>CTSO will fund</u> : social security navigation and a General Assistance check for basic needs for residents with permanent disabilities who do not yet receive SSI/SSDI.

Eligibility	Individuals sheltered by STRIDES or PWES or engaged in street outreach services, prioritizing seniors & residents with disabilities or earned income
Referral process	As the goal is to reduce emergency shelter usage and street homelessness, referrals will be from STRIDES and PWES emergency shelters or street outreach programs.
Benchmarks	90%+ of those with a disability will receive SSI/SSDI payments or have submitted an application; 70%+ will maintain stable housing by the end of the grant period

Strategy 2: Careers in Motion Transitional Housing	
Statement of need	CTSO's Careers in Motion (CIM) Program is a 12 month workforce development program designed for very low income Urbana residents who struggle to overcome barriers such as discrimination, conviction history, low literacy and education levels. CTSO provides transportation and clothing support; education and training series; a 20 hour per week paid internship in one of 6 host site partners; support maintaining SNAP benefits; participation in a peer led community cohort; and intensive case management. About 25% of applicants are literally homeless which creates a significant barrier to participation.
Housing Proposal	5 CIM participants experiencing homelessness will receive 8 months of transitional housing support with HACC funds so they can have the stability necessary to maintain and improve employment. CTSO will pay deposit and rent up to 8 months, along with any mandatory fees or items bundled with rent and will address barriers to housing by providing move-in assistance. Expense categories are the same as in strategy #1. <u>CTSO will fund:</u> paid internship, clothing and transportation allowances, and the CIM Coordinator position.
Supportive Services Proposal	Participants will receive intensive case management for 8 months with a focus on housing stabilization and self-sufficiency through individualized service plans (see #1). A Careers in Motion PT peer advocate will support work towards housing stability and greater income.
Eligibility	Participants must be eligible for CIM (not receiving SSI, made less than \$600 in the past 30 days), be homeless in the Township or about to return to the township (from prison, jail or other institution), and commit to completing the program.
Referral process	CIM takes applications quarterly directly from interested residents. CTSO provides support with the application through its Help Desk at the Urbana Free Library and at our front desk.
Benchmarks	90%+ will increase income and maintain stable housing by end of grant.

Strategy 3: Bridge to Home Transitional Housing for Families	
Statement of need	Families are the largest growing segment of the homeless population. Although Round 1 of HACC funding greatly reduced the family waitlist, we continue to see 3-6 families waiting.
Housing Proposal	2 families with children experiencing homelessness who qualify for our Bridge to Home Program will be housed in units rented by CTSO which will pay deposit, move in fees, rent, move in assistance. Expense categories are the same as in strategy #1 and 2.
Supportive Services Proposal	Participants require intensive case management for 8 months with a focus on housing stabilization and self-sufficiency through Individualized Service Plans (ISP). 2 Careers in Motion peer advocates will support residents in housing stability and increasing income

	through regular check-ins and support in making progress on their ISPs. A full time position is required to casemanage all 8 HACC-funded households in the program in 2026.
Eligibility	Literally homeless families with children who qualify for our Bridge to Home program and are awaiting shelter.
Referral process	Referral is the same as Bridge to Home and will be made by USD 116 and Crisis and Nursery.
Benchmarks	85%+ will increase income and maintain stable housing by the end of the grant.

Budget

Below is a detailed budget. See proposal strategies above for details and budget justifications.

STRATEGIES	#hh/staff	# mos	cost/unit/mo	total cost
Strategy 1: CARES Housing & Supportive Services				
Population: Individuals living in shelter or street homeless, prioritizing seniors & residents with disabilities or earned income				
BUDGET: CARES Housing & Supportive Services				\$259,605
-Deposit and move-in fees	20	2	\$850	\$34,000
-Rent subsidy and any fees bundled with rent	20	8	\$850	\$136,000
-Move in assistance to address barriers to housing	20	1	\$1,500	\$30,000
-Careers in Motion peer advocates - on site (20 hrs/wk * 8 mos)	2	8	\$1,392	\$22,272
-Housing Navigation & Supportive Services (35 hrs/wk * 8 mos)	1	8	\$4,667	\$37,333
Strategy 2: Careers in Motion Transitional Housing				
Population: Very low income wage earners experiencing homelessness				
BUDGET: Careers in Motion Transitional Housing				\$77,272
-Deposit and move-in fees	5	1	\$1,000	\$5,000
-Rent subsidy and any fees bundled with rent	5	8	\$1,000	\$40,000
-Move in assistance to address barriers to housing	5	1	\$2,000	\$10,000
-Careers in Motion peer advocates (20 hrs/wk * 8 mos)	2	8	\$1,392	\$22,272
Strategy 3: Bridge to Home Transitional Housing for Families				
Population: Families with Children Experiencing Homelessness				
BUDGET: Bridge to Home Transitional Housing for Families				\$81,803
-Deposit and move-in fees	2	2	\$1,300	\$5,200
-Rent subsidy and any fees bundled with rent	2	8	\$1,300	\$20,800
-Move in assistance to address barriers to housing	2	1	\$3,000	\$6,000
-Housing Navigation & Supportive Services (35 hrs/wk * 8 mos)	1	8	\$4,833	\$38,667
-Careers in Motion peer advocate (20 hours/wk * 8 mos)	1	8	\$1,392	\$11,136
TOTAL HACC REQUEST				\$418,680

Memorandum of Understanding

Between
The Housing Authority of Champaign County (HACC)
And
City of Champaign Township

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into as of the 1st day of May 2026 by the **Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **City of Champaign Township** a coterminous township under Illinois law.

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development’s demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services*, HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. City of Champaign Township is a local government entity committed to serving the residents of Champaign County through a range of social service programs
- H. City of Champaign Township operates the Strides program, which is a low barrier 24/7 emergency homeless shelter that provides case management, housing navigation, and essential support services to individuals experiencing homelessness.

- I. City of Champaign Township is seeking additional funding to support the operations at the shelter as well as providing rental assistance for individuals and families.

RESPONSIBILITIES In Consideration of the aforementioned, detailing purpose, intent, and organizational experience both parties agree to the following

Housing Authority of Champaign County (HACC)

1. Make available up to **\$410,000** to support the Strides 24/7 emergency shelter and provide rental assistance for individuals and families on the verge of homelessness
2. Reimburse allowable expenses upon receipt of proper documentation from City of Champaign Township on a monthly basis or another predetermined schedule.
3. Provide ongoing technical assistance and support to achieve the shared goals of this agreement.
4. Monitor compliance with reporting requirements and coordinate with CTSO to ensure alignment with broader housing initiatives.

City of Champaign Township

1. Continue to operate the **City of Champaign Strides Emergency 24/7 Shelter**, utilizing HACC funds to subsidize supportive services, daytime programming, and utilities.
2. Provide financial assistance to households at risk of entering emergency shelter, as well as households currently staying in emergency shelters, to overcome barriers to securing permanent housing. Assistance may be provided for a period not to exceed eight (8) months, including arrears to prevent eviction.
3. Submit to HACC all existing policies related to the rental assistance program.
4. Verify that individuals or families served are **not current HACC clients**, acknowledging that expenses for existing HACC clients are not allowable under this agreement.
5. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
6. Provide ongoing case management for clients served with this funding for as long as City of Champaign Township deems necessary.
7. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
8. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

Expenses	Projected Amount
Personnel – Housing Stabilization Specialist (Salary +Benefits \$20-\$25hr)	\$60,000
Short Term Rental Assistance	\$240,000
Move-In costs (Deposits, Fees)	\$35,000
Shelter Operations Maintenance	\$200,000
Administrative Costs	\$15,000
GRAND TOTAL	\$410,000

TERM- This agreement shall commence on May 1st, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties.

The Housing Authority of Champaign County or City of Champaign Township may withdraw from this agreement by providing a 30-day written notice to the other party. If a party withdraws from this agreement, this agreement, the agreement will terminate upon the date of the withdrawal

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____

Name: Lily L. Walton, MPA

Title: Chief Executive Officer

Date: _____

City of Champaign Township

By: _____

Name: Corrine Jordan, MBA

Title: City of Champaign Township Supervisor

Date: _____



Applicant Organization: City of Champaign Township

Program Title: Emergency Housing Supportive Services – Housing Stabilization Partnership

Primary Contact: Corrine Jordan, Deputy Supervisor

Address: 53 Logan St, Champaign, IL 61820

Phone: 217-403-6124

Email: Corrine.Jordan@champaignil.gov

Total Funding Requested: \$410,000

Project Period: FY 2026

1. Narrative: Proposed Approach & Capacity

City of Champaign Township is a major access point for households experiencing housing instability within the city, providing direct assistance and connecting residents to the countywide Homeless Prevention / Temporary Hardship Rent Assistance Program. Township will serve as a key partner in delivering these emergency housing supportive services under this grant, working within the established rental assistance system administered by the Champaign County Regional Planning Commission. This grant will allow the Township to expand its capacity to meet that demand by funding one full-time Housing Stabilization Specialist and increasing the availability of short-term rental assistance, security deposits, and move-in support for eligible households.

While the Township will utilize the majority of the awarded funds, the program is intentionally designed to operate in collaboration with Strides Shelter. Strides will serve as a supportive partner, activated when shelter residents require rapid transition into permanent housing. Many individuals entering Strides have experienced significant instability, and the ability to connect with a trained Strides team member who can assist them with the application process for the Township-administered rental assistance creates a seamless pathway from crisis shelter to long-term stability. This partnership ensures that residents of Strides Shelter are not left navigating the housing system alone; instead, they benefit from coordinated support that bridges emergency shelter and permanent housing.

This model strengthens the community's housing response system by aligning each partner's strengths. The Township brings established infrastructure, financial controls, and the capacity to administer high-volume rental assistance. Strides contributes direct access to individuals experiencing homelessness and provides the supportive environment needed to prepare residents for housing placement. By combining these roles, the program ensures that resources are deployed where they are most needed while still maintaining a clear, efficient route for shelter residents to access assistance.

In addition to expanding rental assistance access, the Township will strengthen its emergency shelter operations through Strides Shelter. As a low-barrier, trauma-informed shelter, Strides provides daily operations that include overnight accommodation, meals, case management and coordinated housing navigation. These services are essential to stabilizing individuals experiencing homelessness and preparing them for transitioning to permanent housing. Every Wednesday on Community Wednesdays, Strides opens its doors to the broader public for showers laundry, and with this grant, rental assistance. Funding through this grant will strengthen Strides' operational capacity, ensuring that the shelter can continue providing these critical interventions while expanding its role in housing stabilization, consistent with HACC's priority to support innovative and flexible approaches to reducing homelessness.

The grant will therefore benefit both partners and the broader community by:

- Maintaining Shelter Operations: Strides plays an important role in the homelessness response system. Basic needs being met and sheltering is necessary to provide stability and access to housing navigation.
- Maximizing impact: Concentrating the bulk of funds at the Township ensures the highest number of households can be served.
- Strengthening transitions: Strides residents gain direct access to Township rental assistance without delays or duplication of effort.
- Reducing homelessness: Coordinated support shortens shelter stays and increases successful housing placements.
- Improving long-term outcomes: Ongoing case management from the Township's Housing Stabilization Specialist helps households maintain stability beyond initial placement.

Together, the City of Champaign Township and Strides Shelter will create a streamlined, collaborative system that prevents homelessness, accelerates rehousing, and supports long-term housing stability for some of the community's most vulnerable residents.

2. Role of Strides Shelter

Strides Shelter will serve as a supportive partner, engaged when shelter residents require rapid transition into permanent housing or when non-shelter residents visit to inquire about emergency rental assistance. Essentially, the shelter will assist with expanding access to emergency rental assistance services, dedicating a staff member to administering support to prospective clients.

On Community Wednesdays, housing navigation and other supportive services, like rental assistance will be open to the broader public. This support will assist with shelter diversion which keeps shelter numbers lower and prevents people from experiencing homelessness.

While Strides plays an important role in the homelessness response system, Strides cannot fulfill every function within the housing continuum. Its core mission is to provide safety, stability and intensive support for those experiencing literal homelessness. By partnering with Strides through this grant, the Township can strengthen shelter operations so Strides can continue doing what it does best- caring for some of Champaign's most vulnerable population, while expanding complementary services such as rental assistance and housing navigation. This balanced approach ensures that emergency shelter operations remain strong and sustainable and that shelter residents still have a coordinated pathway to permanent housing.

3. Organizational Experience & Capacity

The City of Champaign Township has extensive experience administering emergency financial assistance, homelessness prevention programs, and rental assistance initiatives. The Township collaborates closely with local shelters, service providers, and landlords to support housing stability.

The Township's infrastructure includes established financial controls, trained staff in housing stabilization and documentation compliance, and strong relationships with landlords and community

partners. These systems support high-volume rental assistance processing, making the Township the logical and deserving agency for this grant.

4. Budget & Budget Narrative

Category	Amount	Description
Personnel – Housing Stabilization Specialist (1 FTE)	\$60,000	Salary + benefits at approx. \$20–\$25/hr for application processing, documentation, landlord coordination, and reporting
Short-Term Rental Assistance	\$100,000	Majority of funds directed to Township rental assistance needs; approx. 40–45 households
Move-In Costs (Deposits, Fees)	\$35,000	Security deposits, application fees, and other allowable move-in expenses
Shelter Operations Maintenance	\$200,000	Shelter operations, training and staff dedicated to rental assistance, increased traffic due to new services
Administrative Costs	\$15,000	Data tracking, reporting, compliance, and financial management
Total Request	\$410,000	

Funds will be used to stabilize households by transitioning from homelessness into permanent housing. A good portion of funds directly support rental assistance and move-in costs, ensuring alignment with HACC’s priorities. Personnel and administrative costs remain modest and necessary for program compliance and effective service delivery, while shelter operations is higher, ensuring that while Township is preventing homelessness, Strides is able to continue to increase resources and housing navigation for those already experiencing homelessness.

5. Alignment with HACC MTW Goals & Local Housing Priorities

This model strongly supports HACC’s MTW goals by concentrating resources where the highest volume of need exists—within the City of Champaign Township—while maintaining a coordinated partnership with Strides Shelter for targeted, situational support. This ensures efficient use of funds, maximizes housing stabilization outcomes, and strengthens the community’s homelessness response system.

6. Conclusion

The City of Champaign Township is well-positioned to deliver high-impact Emergency Housing Supportive Services. The \$410,000 investment request will provide essential staffing, rental assistance,

and move-in support to help households secure and maintain stable housing. This proposal reflects a strategic, needs-based approach that aligns with HACC's priorities and leverages strong community partnerships to prevent homelessness and promote long-term housing stability.

Memorandum of Understanding
Between
The Housing Authority of Champaign County (HACC)
And
The Well Experience

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into as of the 1st day of May 2026 by the **Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **The Well Experience**, a local nonprofit 503 (c)(b) organization.

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development’s demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services*, HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. The Well Experience is a local non-profit organization that addresses the needs of individuals and families experiencing homelessness or precarious housing by providing direct assistance centered around housing stabilization
- H. The Well Experience is seeking funding support to provide wrap-around services through direct rental assistance and case management support

RESPONSIBILITIES In consideration of the aforementioned, detailing purpose, intent, and organizational experience both parties agree to the following

Housing Authority of Champaign County (HACC)

1. Make available up to **\$250,000** to support The Well Experience and their initiative in providing direct support to families and individuals of Champaign County experiencing homelessness or face imminent risk of housing loss
2. Reimburse allowable expenses upon receipt of proper documentation from The Well Experience on a monthly basis or another predetermined schedule.
3. Provide ongoing technical assistance and support to achieve the shared goals of this agreement.
4. Monitor compliance with reporting requirements and coordinate with The Well Experience to ensure alignment with broader housing initiatives.

The Well Experience

1. Provide intensive and supportive services to clients utilizing HACC funds to subsidize supportive services, provide housing navigation assistance, and assist with acquiring permanent housing.
2. Provide financial assistance to households at risk of entering homelessness, to overcome barriers to securing permanent housing. Assistance may be provided for a period not to exceed eight (8) months, including arrears to prevent eviction.
3. Verify that individuals or families served **are not current HACC clients**, acknowledging that expenses for existing HACC clients are not allowable under this agreement
4. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
5. Provide ongoing case management for clients served with this funding for as long as The Well Experience deems necessary.
6. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
7. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

BUDGET - The Well Experience	
Direct rental assistance	\$138,000
Security deposits	\$28,000
Application, move-in, utility connection, and related fees	\$5,000
HACC-approved housing navigation flex supports (IDs, document recovery, transportation tied to lease-up)	\$7,000
Personnel	\$65,000
Operations, data management, fiscal oversight, communications, and reporting	\$7,000

Total	\$250,000
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TERM- This agreement shall commence on May 1st, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties.

The Housing Authority of Champaign County or The Well Experience may withdraw from this agreement by providing a 30-day written notice to the other party. If a party withdraws from this agreement, this agreement, the agreement will terminate upon the date of the withdrawal

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____
Name: Lily L. Walton, MPA
Title: Chief Executive Officer
Date: _____

The Well Experience

By: _____
Name: Dr. Stephanie Cockrell
Title: Executive Director of The Well Experience
Date: _____



March 31, 2026

Good afternoon,

I hope you are well. I am reaching out on behalf of The Well Experience regarding the Emergency Housing Supportive Services FY26 opportunity.

We have prepared a revised proposal aligned to the FY26 notice and wanted to ask whether HACC is still accepting proposals or any late submissions for this funding opportunity.

If the application window is still open in any capacity, we are prepared to submit any documents that are needed immediately.

Thank you for your time and consideration.

Warmly,

Dr. Stephanie Cockrell

Executive Director, The Well Experience, Light & Liberation

(217) 418-8832

scockrell@thewellexperience.org; lightandliberation@thewellexperience.org

Emergency Housing Supportive Services (EHSS) FY26 Proposal

Submitted by The Well Experience
Well Family Care Housing Stability Program

Applicant Organization	The Well Experience / Light & Liberation
Program Title	Well Family Care Housing Stability Program
Amount Requested	\$250,000
Service Area	Champaign County, Illinois
Proposed Project Period	Upon award through the contract period established by HACC
Primary Contact	Dr. Stephanie Cockrell, Executive Director
Address	1803 Philo Road, Urbana, Illinois 61802
Phone	(217) 418-88323
Email	scockrell@thewellexperience.org
Website	thewellexperience.org
EIN	41-3428736 (Light & Liberation / DBA: Well Experience, Well Family Care Program)

Proposal Summary

The Well Experience proposes a direct-assistance-centered housing stabilization model that combines rental assistance, security deposits, application and move-in fee support, housing navigation, and short-term stabilization services for households experiencing homelessness or imminent risk of housing loss. The proposed program is designed to align closely with HACC’s FY26 EHSS priorities: rapid deployment of financial assistance, strong documentation and reimbursement practices, housing retention, and neighborhood stability.

1. Need and Alignment with HACC Priorities

Housing instability in Champaign County remains urgent. The 2025 Point-in-Time count identified 355 people experiencing homelessness in Champaign County, up from 279 in 2024. That count included 56 unsheltered individuals, 169 people in emergency shelter, 130 in transitional housing, and 75 children under age 18. These data underscore the continued need for timely rental assistance, move-in support, and coordinated housing stabilization.

At the same time, local housing pressures continue to strain low-income households. In Champaign, market rents increased by 57% from 2015 to 2024. Countywide, renter households remain more likely than homeowners to be housing cost-burdened; 45.3% of renter households in Champaign County spent 30% or more of household income on housing in 2024.

Local needs assessments also point to the exact supports this RFP is designed to fund. The Champaign County Regional Planning Commission identified housing, health/mental health, and financial literacy as top needs among low-income households, with specific concerns around paying rent or mortgage, finding emergency shelter, landlord advocacy, and move-in assistance.

The Well Experience's proposed program directly supports HACC's Moving to Work goals by preventing homelessness, helping households secure or retain permanent housing, and pairing financial assistance with practical stabilization supports that improve longer-term outcomes.

2. Organizational Capacity and Relevant Experience

The Well Experience is a trauma-informed, community-rooted nonprofit based in Urbana that serves women, children, and families across Champaign County through counseling, case management, family support programming, and stabilization services. The organization is trusted by households that often face barriers to engaging traditional systems, including Black families, single mothers, survivors of violence, and families navigating multiple service systems.

Our experience is strongest at the intersection of relational support and concrete stabilization. The Well Experience has helped families address housing crises through rapid engagement, landlord communication, benefits linkage, budgeting support, case management, referrals for rent and utility assistance, and ongoing wraparound services that help keep households stable once immediate crises are addressed.

For EHSS, The Well Experience will leverage its existing community relationships with schools, hospitals, faith communities, family-serving agencies, and other referral partners while using dedicated staff time and clear fiscal controls to administer direct assistance in accordance with HACC requirements.

3. Proposed Approach

Target Population

The program will serve eligible Champaign County households experiencing homelessness or at imminent risk of housing loss. Priority will be given to families with children, single-parent households, survivors of domestic violence, households exiting shelter or transitional housing, and households whose housing crisis is placing employment, school attendance, safety, or family stability at immediate risk.

Financial Assistance Model

EHSS funds will be used primarily for direct assistance. The Well Experience will provide rental assistance, security deposits, and application or related move-in fees in accordance with HACC guidance. Payments will be made directly to landlords, property managers, or vendors whenever possible to support documentation, accountability, and reimbursement.

Because the public notice references both a three-to-eight-month assistance range and a six-to-eight-month assistance expectation, The Well Experience will structure rental assistance to comply with final HACC contract requirements. Our proposed base model assumes six months of rental assistance, with flexibility to extend up to eight months when needed and any shorter-term package used only if expressly permitted by HACC.

Service Delivery and Stabilization Supports

- Rapid intake and eligibility screening using a standardized checklist.
- Housing plan development that identifies barriers, landlord/unit options, and a stabilization pathway.
- Direct financial assistance for rent, deposits, fees, and other HACC-approved move-in barriers.
- Housing navigation support, including document readiness, landlord communication, and appointment coordination.
- Budget coaching and financial stabilization planning to prepare for lease sustainability after assistance ends.

- Case management check-ins during the assistance period and after move-in to address emerging risks early.

Referral and Coordination

Referrals may come from HACC, coordinated entry and homeless service partners, schools, hospitals, faith communities, domestic violence partners, DCFS-connected families, and other community-based organizations. Self-referrals may also be accepted when households meet eligibility criteria and documentation requirements.

The Well Experience will communicate closely with landlords, partner agencies, and HACC to ensure timely approvals, accurate files, and coordinated problem-solving. This coordinated approach strengthens neighborhood stability by helping households resolve crises quickly, avoid prolonged shelter stays or unsafe doubling-up situations, and remain connected to schools, childcare, transportation, and care networks.

4. Outcomes, Reporting, and Fiscal Accountability

With a \$250,000 award, The Well Experience anticipates serving approximately 28 to 34 households, depending on household size, rent levels, and assistance packages approved by HACC.

Primary performance targets are: (1) 100% of enrolled households receive a documented housing stabilization plan; (2) at least 85% of assisted households remain housed at program exit; (3) at least 75% of households contacted for follow-up remain stably housed 90 days after assistance ends; and (4) median time from complete eligibility packet to assistance authorization remains as short as administratively feasible.

The Well Experience will maintain strong documentation and reimbursement practices, including eligibility verification, assistance approval documentation, direct vendor payment records, lease or occupancy documentation, expenditure tracking by household, and timely programmatic and financial reporting.

Fiscal controls will include segregation of duties, supervisory review of assistance files, two-level approval for financial disbursements, monthly reconciliation, and routine quality assurance to confirm that payments, case files, and outcomes documentation align with HACC expectations.

5. Budget and Budget Narrative

Budget Category	Amount	%
Direct rental assistance (base six-month assistance model, scalable per HACC contract)	\$138,000	55.2%
Security deposits	\$28,000	11.2%
Application, move-in, utility connection, and related fees	\$5,000	2.0%
HACC-approved housing navigation flex supports (IDs, document recovery, transportation tied to lease-up)	\$7,000	2.8%
Personnel:		
<ul style="list-style-type: none"> • Housing Stability Coordinator • Financial Assistance/Compliance Specialist • Small amount for supervisory support 	\$65,000	26.0%
Operations, data management, fiscal oversight, communications, and reporting	\$7,000	2.8%
Total	\$250,000	100%

The proposed budget directs 71.2% of funds to direct client assistance, including rental assistance, security deposits, move-in costs, and housing navigation flex supports. The remaining 28.8% supports the staffing, reporting, and fiscal infrastructure required to administer assistance quickly, accurately, and in compliance with HACC requirements.

Personnel costs are limited to the staffing necessary to administer assistance correctly, maintain complete files, coordinate with landlords and partners, and ensure timely reporting and reimbursement. Operations costs remain modest and are focused on audit-ready recordkeeping, communications, and program management.

Memorandum of Understanding

Between

The Housing Authority of Champaign County (HACC)

And

Persons Assuming Control of their Environment, Inc. (PACE, Inc.)

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into as of the 1st day of May 2026 by the **Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **Persons Assuming Control of their Environment, Inc. (PACE, Inc.)**, a local nonprofit 503 (c)(3) organization

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development’s demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services*, HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. PACE, Inc is a local nonprofit 501(c)(3) organization that provides a range of supportive services for individuals with varying disabilities
- H. PACE, Inc mission is to ensure individuals with disabilities are afforded the same rights and responsibilities as all members of society

RESPONSIBILITIES

In consideration of the aforementioned, detailing purpose, intent, and organizational experience both parties agree to the following

The Housing Authority of Champaign County (HACC)

1. Make available up to **\$124,501** to support PACE Inc. And their initiative to support low-income residents of Champaign County with various disabilities who require assistance securing stable housing
2. Reimburse allowable expenses upon receipt of proper documentation from PACE Inc on a monthly basis or another predetermined schedule
3. Provide ongoing technical assistance and support to achieve the shared goals of this agreement
4. Monitor compliance with reporting requirements and coordinate with PACE, Inc to ensure alignment with broader housing initiatives

Persons Assuming Control of their Environment, Inc.

1. Provide intensive and supportive services to clients utilizing HACC funds to subsidize supportive services, provide case management, and provide assistance to acquiring permanent housing.
2. Provide financial assistance to households at risk of entering homelessness, to overcome barriers to securing permanent housing. Assistance may be provided for a period not to exceed eight (8) months, including arrears to prevent eviction.
3. Verify that individuals or families served are not current HACC clients, acknowledging that expenses for existing HACC clients are not allowable under this agreement
4. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
5. Provide ongoing case management for clients served with this funding for as long as PACE, Inc deems necessary.
6. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
7. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

BUDGET – PACE, INC.	
Application fees	\$1,500
Move in fees	\$4,000
Security Deposit	\$25,000
Rental assistance (up to \$100 each up to 8 months)	\$40,000
Personnel Costs	
Full-Time Salary	\$35,700
Payroll Taxes	\$3,950.48
Group insurance and benefits	\$14,400
Total:	\$124,500.48

TERM – This agreement shall commence on May 1st, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties.

The Housing Authority of Champaign County or PACE Inc. may withdraw from this agreement by providing a 30-day written notice to the other party. If a party withdraws from this agreement, the agreement will terminate upon the date of the withdrawal.

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____

Name: Lily L. Walton, MPA

Title: Chief Executive Officer

Date: _____

Persons Assuming Control of their Environment, Inc.

By: _____

Name: Mel Liong

Title: Associate Director

Date: _____



PACE

*Persons Assuming Control of their
Environment, Inc.*

Center For Independent Living

March 9, 2026

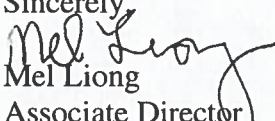
Jahlinea Cekander
Manager of Policy and Strategic Initiatives
2008 N. Market Street
Champaign, Illinois 61822

Dear Ms. Cekander,

Persons Assuming Control of their Environment, Inc. (PACE, Inc.) is a Center for Independent Living that supports persons with disabilities in achieving independence and full participation in society. The organization was founded in 1985 under the original name **Champaign-Urbana Center for Independent Living (CIL)**, and services officially began on November 26, 1986. During the 1980s, PACE, Inc. actively collaborated with other Centers for Independent Living and disability advocacy organizations to educate the public about disability rights and accessibility. Prior to the passage of the **Americans with Disabilities Act (ADA)** in 1990, the organization worked with businesses, medical facilities, schools, and other community institutions to highlight the importance of accessible environments for people with disabilities.

Today, PACE, Inc. provides a wide range of programs designed to support consumers with various disabilities. These services include low-vision services, independent living skills training, peer counseling, deaf services, and youth and adult transition programs. Through these programs, the organization assists consumers in developing the skills and resources needed to live independently and participate fully in their communities. PACE, Inc. serves consumers across Champaign, Douglas, Edgar, Piatt, and Vermilion counties in Illinois. The organization's mission is to ensure that persons with disabilities can exercise the same rights and responsibilities as all members of society. In addition to serving consumers with disabilities, PACE also provides support services to family members and friends of those experiencing disability. For consumers who live outside of the five-county service area, PACE, Inc. offers referral services to help connect them with appropriate resources and organizations that can meet their needs.

On behalf of PACE, Inc., I am submitting our proposal for the Emergency Housing Supportive Services. Thank you for your consideration of our proposal. Please do not hesitate to contact us at 217-344-5433 or email us at info@pacecil.org.

Sincerely,

Mel Liang
Associate Director

301 S. Vine Street, Suite 211, Urbana, Illinois 61801
217-344-5433 **Voice** • 217 689-0289 **Video phone** • 217-344-2414 **Fax**
Serving 5 counties - Champaign, Douglas, Edgar, Piatt, and Vermilion



Center For Independent Living

Narrative describing proposed approach and capacity

As an organization that provides services for persons with disabilities in Champaign County and the surrounding service area, PACE recognizes that there are limited local resources available to assist consumers with disabilities who are seeking stable housing. Many consumers face financial barriers such as security deposits, application fees, and other move-in costs that prevent them from securing safe and affordable housing. Additionally, consumers may need short-term rental assistance while they transition into stable housing.

To address these barriers, PACE proposes a housing stability support program designed to provide targeted financial assistance and supportive services to consumers with disabilities in the community. The primary goal of the program is to provide one-time financial assistance to at least one hundred (100) community members with disabilities to help them secure affordable and suitable housing. Assistance may include help with short- or long-term rental assistance, security deposits, application fees, and other related move-in expenses that can prevent consumers from obtaining housing.

PACE has the organizational capacity and experience necessary to effectively implement and manage this program. A designated PACE staff member will work directly with program participants to guide them through the housing process. This staff member will assist consumers with identifying housing opportunities, completing applications, communicating with property managers, and navigating other steps necessary to secure housing. By providing individualized support and maintaining coordination with property managers and housing providers, PACE will help ensure a smoother transition into stable housing for program participants.

In addition to financial assistance, PACE will provide ongoing supportive services to promote long-term housing stability. Program participants will receive quarterly follow-up support from staff to ensure their needs are being addressed and to connect them with additional community resources as needed. These follow-ups will help identify potential challenges early and allow staff to provide guidance or referrals that support continued housing stability.

Participants will also be encouraged to participate in monthly Independent Living (IL) Skills Training sessions offered by PACE. These trainings are designed to build essential life skills that support independent living and long-term self-sufficiency. Consumers who participate in these trainings will be eligible to receive monthly rental assistance of up to \$100, per attendance, per month. These trainings will further support their housing stability while encouraging engagement in skill-building activities. Financial assistance received through this program is sent directly to the housing provider.

The monthly IL Skills Training topics will include:

- Transportation resources and mobility options
- Food and pantry resources within the community
- Budgeting and financial management (Budgeting 101)
- Credit building and financial literacy seminars
- Mental health care and wellness resources
- Resume development and job readiness

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Center For Independent Living

- Job exploration and career pathways
- Interview skills training
- Local medical and health care resources
- Monthly program advisories focused on independent living topics

Through this combined approach of financial assistance, individualized housing support, and life-skills training, PACE aims to reduce housing barriers and promote long-term independence for consumers with disabilities. This program aligns with PACE's mission to ensure that persons with disabilities have full access to community resources and opportunities, enabling them to live independently and participate fully in the rights and responsibilities of society.

Description of experience providing rental assistance or housing stabilization services

Since 1985, PACE served as a Center for Independent Living dedicated to assisting persons with disabilities in achieving and maintaining independence within their communities. Through decades of service in Champaign County and surrounding areas, PACE developed extensive experience working with consumers who face barriers in securing stable and accessible housing. PACE understands that many consumers with disabilities encounter significant challenges when attempting to obtain housing. Costs associated with rental applications, administrative fees, and security deposits often prevent consumers from securing safe and suitable housing. As a trusted community service provider, PACE consistently supported consumers in navigating these barriers through advocacy, resource coordination, and housing stabilization support.

A unique strength of PACE is that the majority members of the organization's staff are themselves persons with disabilities. This lived experience provides staff with firsthand knowledge of the challenges involved in locating accessible housing and navigating the housing process. As a result, staff are able to provide empathetic, informed, and effective guidance to consumers seeking housing assistance.

PACE employs a dedicated Housing Specialist who maintains an updated database of available housing opportunities in the local area. The Housing Specialist regularly communicates with property managers and landlords throughout Champaign County to identify potential vacancies that may be appropriate for PACE consumers. Staff assist consumers with completing housing applications, determining eligibility requirements, and coordinating with property managers to facilitate successful housing placements.

In addition to housing search assistance, PACE has direct experience providing financial support to help consumers overcome housing-related barriers. During the current fiscal year, PACE received funding through the Safe Housing Initiative Grant from the United Way of Champaign County. Through this initiative, PACE provided one-time financial assistance to consumers with disabilities to help cover rental application fees, administrative fees and/or security deposits. This support helped consumers to secure stable housing who otherwise may have been unable to afford the upfront costs associated with rental housing.

PACE also integrates supportive services into its housing stabilization efforts. As part of the Safe Housing Initiative, the PACE provided at least quarterly Independent Living training sessions to

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Center For Independent Living

support consumers in maintaining stable housing. These trainings focused on practical resources and skills that contribute to long-term housing stability. Topics included access to local food and pantry resources, transportation options within the community, budgeting and financial management, and information about housing support programs such as HOPE housing resources. Through these combined services, PACE demonstrated its capacity to effectively support consumers with disabilities in securing and maintaining stable housing. The organization's longstanding presence in the community, experienced staff, and strong partnerships with local property managers and service providers position PACE to successfully continue delivering housing stabilization services to those in need.

Proposed budget and budget narrative demonstrating anticipated target population

The target population for this program consists of low-income residents of Champaign County with various disabilities who require assistance securing stable housing. Many consumers within this population experience financial barriers when attempting to obtain housing, including the costs associated with rental applications, move-in fees, security deposits, and initial rental payments.

Prospective participants will include community members who directly contact PACE for assistance, as well as consumers referred to PACE by partner organizations, social service agencies, and community members. The program will prioritize consumers with disabilities who are at risk of housing instability or who are unable to secure housing due to upfront rental costs. Through this program, eligible consumers will receive one-time financial assistance and short-term rental support to help secure safe, stable, and affordable housing in Champaign County.

Proposed Annual Budget

Service	Budget	Number of possible consumers will be served	Total
Application fees	Up to \$75	20	1,500
Move in fees	Up to \$200	20	\$4,000
Security deposit	Up to \$500	50	\$25,000
Rent assistance of \$100 for each up to 8 months	Up to \$100 each month	50	\$40,000
Direct Consumer Assistance Total			\$70,500

The grant will also pay full-time staff that will be dedicated to run the program

Full-Time Staff Salary	\$35,700
Payroll taxes	\$3,950.48
Group Insurance and Benefits	\$14,400
Total	\$54,050.48

Total amount request: 124,500.48

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 217-344-5433 **Voice** • 217 689-0289 **Video phone** • 217-344-2414 **Fax**
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Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0752857510
Apr. 21, 2016 LTR 4168C 0
37-1186225 000000 00

00054114
BODC: TE

PERSONS ASSUMING CONTROL OF THEIR
ENVIRONMENT INC
P A C E INC
1317 E FLORIDA AVE
URBANA IL 61801-6007



049569

Employer ID Number: 37-1186225
Form 990 required: YES

Dear Taxpayer:

We issued you a determination letter in APRIL 1986, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(ii).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Section 509(a)(3) as a Type I supporting organization. A Type I supporting organization is operated, supervised, or controlled by one or more publicly supported charities.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

Memorandum of Understanding

Between

The Housing Authority of Champaign County (HACC) And
FirstFollowers

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into as of the 1st day of May, 2026 by **the Housing Authority of Champaign County (HACC)**, an independent municipal corporation under the laws of the State of Illinois and **FirstFollowers** a local nonprofit organization, specifically focused on reentry services for formerly incarcerated individuals.

BACKGROUND

- A. The Housing Authority of Champaign County (HACC) is a designated Moving to Work (MTW) agency under the U.S. Department of Housing and Urban Development’s demonstration program. Through this designation, HACC is granted the authority to design and test local policies and programs that address the specific needs of the community.
- B. HACC has been diligent in developing need-based housing programs and leveraging MTW flexibility to address housing challenges. However, community demand continues to outweigh available resources.
- C. HACC affirms that housing is a fundamental human right. Due to the rising cost of living and rent increases, the supply of affordable housing has declined, further straining households.
- D. Many Champaign County residents are rent burdened—paying more than one-third of their income toward housing—leading to housing instability and an increase in homelessness.
- E. Under *MTW Activity 2025-03: Emergency Housing Support Services (EHSS)* HACC will utilize MTW funds to expand services for individuals and families experiencing literal homelessness in Champaign County
- F. HACC Issued a Request for Letters of Intent from local agencies who provide services for the homeless and precariously housed population
- G. FirstFollowers is a local nonprofit organization that provides transitional housing and supportive services to justice-involved individuals to facilitate successful community reentry and long-term housing stability.
- H. FirstFollowers wish to utilize the EHSS funding opportunity for FY2026 to operate a transitional housing targeting individuals who have left incarceration, where they will be met with extensive case management and provided housing for up to 12 months.

1. FirstFollowers will establish a selection criteria targeting individuals who have been Champaign County resident at least 6 months, history of involvement in the criminal legal system, and has steady income for the past 6 months and/or enrolled in education/vocational programs.

RESPONSIBILITIES In consideration of the aforementioned, detailing, purpose, intent, and organizational experience both parties agree to the following

Housing Authority of Champaign County (HACC)

1. Make available \$100,000 to support FirstFollowers transitional housing that will assist individuals impacted by the criminal justice system
2. Reimburse allowable expenses up receipt of proper documentation from FirstFollowers on a monthly basis or another predetermined schedule
3. Provide ongoing technical assistance and support to achieve the shared goals of the agreement
4. Monitor compliance with reporting requirements and coordinate with FirstFollowers to ensure alignment with broader housing initiatives

FirstFollowers

1. Operate a 4-bedroom transitional housing designated for individuals who were formerly incarcerated but have had trouble locating affordable housing despite having earned income.
2. Provide free subsidized housing for four individuals while providing on-site case management designed to help them reach financial stability and self-sufficiency
3. Provide an action plan thorough support and case management targeting plethora of topics such as but not limited to:
 - a. Financial Literacy
 - b. Substance abuse/alcohol abuse counseling
 - c. Peer-to-peer support groups
 - d. Mental wellness Counseling
 - e. Goal setting
 - f. Computer literacy
 - g. Volunteering & Community Engagement
 - h. Education/Training Guidance & Support
 - i. Service Provider System Navigation
4. Verify that individuals served are **not current HACC Clients**, acknowledging that expenses for existing HACC clients are not allowable under this agreement

5. Submit appropriate documentation to HACC, including client information (e.g., name, demographics) and all related invoices or receipts.
6. Provide ongoing case management for clients served with this funding for as long as FirstFollowers deems necessary
7. Provide data, client testimonials, and a narrative describing the impact of this funding at the conclusion of the agreement period.
8. Follow the approved budget below and obtain prior written approval from HACC for any deviations:

BUDGET – FirstFollowers Transitional Housing	
Case Manager	\$45,000
Room Rent	\$40,800
Power	\$3,300
Water	\$1,200
Sewer	\$540
Trash	\$900
Internet	\$1,800
Security System	\$360
Insurance	\$3,100
Maintenance	\$3,000
Total	\$100,000

Term – This agreement shall commence on May 1st, 2026, and will end on December 31st, 2026, or until terminated by mutual agreement by both parties

Housing Authority of Champaign County or FirstFollowers may withdraw from this agreement by providing a 30-day written notice to the other party. If a part withdraws from this agreement, the agreement will be terminated on the date of withdrawal.

GENERAL PROVISIONS

- **Non-Binding Agreement:** This MOU does not create a legally binding contract but represents the good faith intent of both parties to collaborate.
- **Amendments:** Any modifications must be agreed upon in writing and signed by both parties.
- **Compliance:** Both parties agree to comply with applicable federal, state, and local laws and regulations.

Signatures

Housing Authority of Champaign County

By: _____

Name: Lily L. Walton, MPA

Title: Chief Executive Officer

Date: _____

FirstFollowers

By: _____

Name: Teresa Harvey

Title: Chairperson of FirstFollowers Board

Date: _____



FIRSTFOLLOWERS' LETTER OF INTEREST: EMERGENCY HOUSING SUPPORT SERVICES

Prepared by:

Dr. Marlon E. Mitchell



LETTER OF INTEREST: HACC'S EMERGENCY HOUSING SUPPORT SERVICES

HISTORY:

FirstFollowers is a federally registered 501c3 organization that was established in 2015 as a community response to high rates of incarceration. The organization's mission is to build strong and peaceful communities by providing support, guidance, and hope to formerly incarcerated people and their loved ones through a peer mentoring model. FirstFollowers' has a drop-in center where community members can access resources and support. The organization also has a workforce development program and two-transitional houses. FirstFollowers currently has a plan to open a third transitional house in the winter of 2025 which is the subject of the Emergency Housing Support Services proposal. The third house is a property that will be purchased by FirstFollowers in lieu of a FY26 grant award from the City of Urbana.

In partnership with HACC, FirstFollowers opened its first transitional house, FirstSteps, in December 2019. The house provides a living space where incarcerated individuals have an opportunity to parole. FirstSteps is a male facility where returning citizens are afforded case management and guidance from an experienced staff who share similar lived experiences of being incarcerated. Because of FirstSteps success and the extreme need for housing for women returning from incarceration, FirstFollowers opened a second transitional house called New Horizons. This endeavor is also in partnership with HACC and in each case, HACC has ownership of the properties while FirstFollowers is responsible for programming, providing residents with support, and ensuring the upkeep and maintenance of the house is intact.

PROPOSAL:

With this letter of interest, FirstFollowers is seeking to extend its partnership with HACC. The soon-to-open 4-bedroom transition house will allow FirstFollowers to address a similar need as the two previous houses, however, there is a nuanced difference. This proposal is seeking to address housing affordability issues that are experienced by individuals who have returned from prison or have a felony conviction that are unable to access affordable housing even though they may be employed or enrolled in school/training. In 2023, FirstFollowers and the Regional

Planning Commission (RPC) of Champaign County administered a pilot program that addressed this issue. FirstFollowers referred 21 individuals who had been justice impacted to RPC and they provided them with a 12-month rent voucher. The crux of the program was to provide participants with rental assistance while also providing case management. The program outcomes posited a 60% success rate in which tenants were able to become self-sufficient in signing their own lease agreements once they exited the 12-month program. It is in this vein that FirstFollowers would like to continue such a program, and HACC's Emergency Housing Support Services can assist in doing so. FirstFollowers is requesting \$54,000 in funding which will be used for rental assistance and general upkeep of the house (see budget for details).

SUPPORT & CASE MANAGENT:

FirstFollowers has been operating since 2015, and its drop-in center serves over 500 clients annually. Most of the organization's clients who visit the drop-in center are looking for employment or housing opportunities. Throughout the years, the organization has developed relationships with local businesses and property owners to address the issues of unemployment and housing insecurity. FirstFollowers' experienced staff serve as community navigators whose duty is to develop strategies and programming that address key issues. The organization also relies on external partnerships and collaborations in which an intricate referral system has been developed. This referral system plays a vital part in addressing client needs. In reference to this proposal, FirstFollowers will dedicate a staff member that will provide case management for tenants. The case manager will work with residents in building out an action plan that centers self-sufficiency. The topic areas include:

- Financial Literacy & Awareness
- Substance/Alcohol Abuse Counseling
- Peer-to-Peer Support Groups
- Mental Wellness Counseling
- Goal Setting
- Computer Literacy
- Volunteering & Community Engagement
- Education/Training Guidance & Support
- Service Provider System Navigation

The case manager will closely monitor the progress of each resident and adjust the plan accordingly. Tenants will be required to have monthly check-ins with the case manager for up to 12 months after the tenant's lease expires.

SELECTION CRITERIA:

The target population for the project are males who have been impacted by the criminal legal system (formerly incarcerated or felony conviction). Tenants will be selected according to the following criteria:

- Current Champaign County Resident for past 6 months
- History of involvement with the criminal legal system (no exclusive convictions)
- Employment/School
 - Source(s) of steady income for the past 6 months
 - Enrolled in an education/vocation program

FirstFollowers’ leadership team will review each application and decide on acceptance on a case-by-case basis.

BUDGET:

ITEM	COST	COMMENT
Case Manager	\$45,000	Annual Salary (FT)
Room Rent	\$40,800	850*4*12
Power	\$3,300	250*12 (monthly average)
Water	\$1,200	100*12 (monthly average)
Sewer	\$540	45*12 (monthly average)
Trash	\$900	75*12 (monthly average)
Internet	\$1,800	150*12 (monthly average)
Security System	\$360	30*12 (monthly average)
Insurance	\$3,100	Annual cost estimate
Maintenance	\$3,000	250*12
TOTAL	\$100,000	

Note: This budget can be prorated to follow the program timeline.

Executive Director Report

April 14, 2026

Housing Choice Voucher Program Summary:

All reports as of **March 2026**.

Number of families on Active on Waiting List for the Section Program:
3991 - New 2024 WL

Number of Families on Program: **1330 based on Yardi Voucher Utilization Report**

Outstanding Vouchers (Families with vouchers currently):
11 Searching, 0 Screening, 0 Pending

Number of Inspections Completed in total: **44**

- A. Annuals = **8**
- B. Initials = **35**
- C. Special Inspections = **1**
- D. Failed = **1**
- E. Passed = **43**
- F. Final fail = **0**
- G. No Show (Could Not Enter)/Scheduled = **0**

Scheduled achievements:

1. Scheduled and conducted individual and group staff meetings.
2. Monthly Rent Roll performed (mid-month and month-end close out) Resuming end of May 2026
3. Reviewed Eligibility Log to track applicants from waiting list.
4. Monitors the EOP, RFTA, Referral, & Portability Logs Monthly
5. *Updated through Income Targeting Log 01/01/2025 – 12/31/2025*
6. Productivity for MTW was 113% in March 2026
7. Units leased MTW Tenant Based - **1330**
8. MTW 2nd Quarter goals have been established and communicated to the team.
9. Updated EOP – **Number of Families for the month -**
10. Portability Log – Ongoing
11. Occupancy Reports from Tenmast reviewed for corrections.
12. Working with Tickler – Ongoing
13. Working with Yardi, Trainings – Ongoing
14. Working with Director of Compliance to get the audit files uploaded
15. FUP Voucher meeting was held with DCFS and HACC Staff
16. Training the New Inspector and Case Specialists – Ongoing
17. Preparing the Unit count spreadsheet for all MTW Vouchers for HACC

Tiffany Robinson
Director of Housing Choice Voucher Management

SECTION 8 WAITING LIST SUMMARY (Number of Household Members)

ZERO BDR	ONE BDR	TWO BDR	THREE BDR	FOUR BDR	FIVE BDR	SIX BDR	TOTAL
0	0	0	0	0	0	0	0

SECTION 8 INSPECTIONS

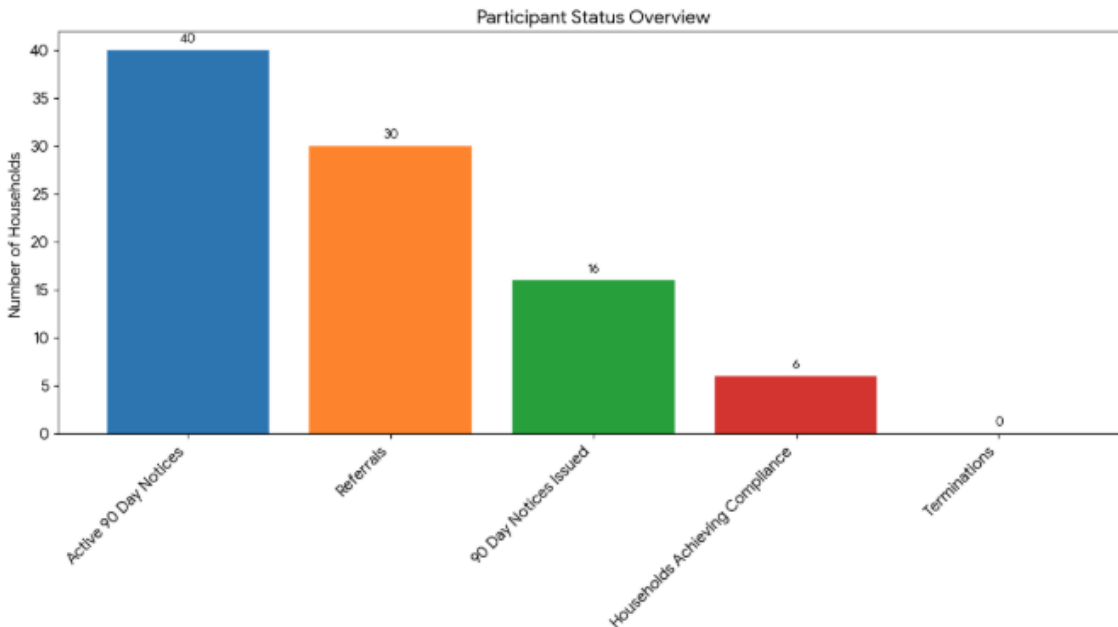
	MARCH 2026 (YARDI Conversion)	YEAR-TO-DATE
INITIALS	35	57
ANNUAL RECERTIFICATION	8	16
FOLLOW UPS		
COMPLAINTS		
DAMAGES/COULD NOT ENTER		
SPECIAL INSPECTIONS	1	3
COULD NOT ENTER/SCHEDULED		
TOTAL	44	76

CLIENT SERVICES DEPARTMENT REPORT

Local Self-Sufficiency Program

The LSS team continues its diligent efforts to ensure participant compliance with Move to Work (MTW) requirements and has been highly successful in preventing terminations. LSS received a total of thirty referrals for households being out of compliance with the MTW requirements in February. These referrals led to interventions included the issuance of sixteen 90-day notices for non-compliance in February, bringing the active cumulative total to forty. Six households who were referred to LSS became compliant in the month of February. No participants were terminated during the month of February due to non-compliance.

Key Metrics for February



➤ **Participant Status**

- Number of Referrals: 30
- Number of 90 Day Notices Issued: 16
- Number of Active 90 Day Notices: 40
- Number of Households Achieving Compliance: 6
- Number of Terminations: 0

➤ **Waivers Issued**

- Number of Student Waivers: 1
- Number of Medical Waivers: 1
- Number of Sole Caregiver Waivers: 0

SHIFT Program

The SHIFT Program continues to grow and empower our community, reaching a vibrant total of 166 participants as of February 28, 2026. We were thrilled to welcome four new members to the program this past February, even as we saw sixteen individuals move forward from our current roster. Of those transitions, ten of whom exited the program due to non-compliance, while six chose to voluntarily withdraw.

Our participants have been working incredibly hard toward their goals, earning a collective \$4,900 in incentives this month alone. These milestones reflect the dedication and momentum building within the program. To date, SHIFT is proud to have awarded a remarkable \$305,760 in total incentives toward participant escrow accounts, marking a significant investment in the long-term success and financial stability of our families.

SHIFT highlights for February include:

- One participant completed her Master's Degree and earned a \$1500.00 incentive.
- Fifteen participants attended their annual or quarterly progress meetings earning a combined total of \$1500.00.

Small Business & Workforce Development

The Client Services Department is committed to assisting participants in achieving their career and educational goals through HACC's Small Business and Workforce Development programs.

In February, the Client Services Department provided the following support:

- One participant received tuition assistance totaling \$1500.00
- Two participants were provided with laptops to enable them to attend and complete their online education programs.

Special Events



On February 26, 2026, the Client Services Department represented HACC during their quarterly volunteer activity at the Eastern Illinois Foodbank. Alongside other area agencies and community members, the team spent two hours sorting produce for distribution to local food pantries.

HACC Workshops

The Client Services Department delivers a diverse range of workshops and webinars designed to help participants achieve self-sufficiency.

Illinois Worknet: Unlocking Opportunities: On February 4, 2026, HACC partnered with Illinois Worknet to host the 'Unlocking Opportunities: Effective Job Strategies' webinar. The session focused on empowering job seekers with actionable steps to navigate today's evolving employment landscape.

UIUC Digital Navigator Program: A cohort of four participants began a six-week course to become community liaisons. This training empowers them to educate their peers and provide direct access to vital community resources and support.

Busey Bank: Credit 101 Workshop: On February 19, 2026, Busey Bank partnered with HACC to host a 'Credit 101' workshop, providing attendees with essential financial literacy and credit-building strategies.

Heartland Bank: Money Matters: On February 24, 2026, HACC and Heartland Bank partnered to present "Money Matters," a workshop focused on foundational financial literacy. Participants gained practical tools for budgeting and saving, while also learning actionable steps for building and repairing their credit scores.

Community Partner Meetings

The Client Services Department staff are actively engaged with community partners and participate in monthly and quarterly meetings to exchange information and secure additional resources for HACC clients. The following meetings were attended in February:

- Family Resiliency Center Advisory Board – February 4th
- Women Elevating Women Resource Group – February 4th
- Champaign County Chamber of Commerce First Friday Coffee - February 6th
- Human Services Council Monthly Meeting – February 12th
- Champaign County Community Coalition Monthly Meeting – February 12th
- February FSS Office Hours – February 17th
- MTW Steering Committee February Meeting – February 19th
- Community Health Plan Steering Committee Meeting- February 23rd

Professional Development

The Client Services Department staff are actively engaged in professional development opportunities to better serve and meet the needs of HACC participants. Staff participated in the following training courses and conferences in February:

- Earned Income and Public Benefits - February 10th

Strategic Initiatives Report – March 2026

Senior Resident & Community Services Report			
Activity	Date	Number of Participants	Outcomes
Washington Square Bingo	April 2026	10	Three participants won baskets and we were able to connect with our seniors again

Housing Navigation Services (HCV Client Support)			
Metric	This Month	YTD	Comments/Next Steps
Amount expended on Application Fees	\$294	\$664	Although we have had successful lease-ups due to supportive services we see a low number on Application Fee assistance due to the clients paying out of pocket and/or because of our partnerships with landlords and outreach services preventing the need to submit applications with fees
Amount expended on Security Deposits	\$11,510	\$36,397	
Clients Actively Assisted	10	37	
Number of Units Identified	10	37	
Successful Lease-ups	10	37	
Other Supportive Services – Bus Passes	10	10	

Landlord Incentives		
Incentive Type	Number of Claims Processed	Total Paid Out
First Time Landlords	1	\$500.00
Lease-up Incentive	3	\$3,000
Vacancy Payments	2	\$3,310
Loyalty Incentive	7	\$1,750
Total number and amount	13	\$8,560.00

Strategic Initiatives Report – March 2026

Narrative

We have expended 27% of the annual allocated budget for both Supportive Services and Landlord Incentives which is \$400,000/year.

In the month of March 2026, we expended \$20,670 in both Landlord Incentives and Supportive services

YTD total for both Supportive Services and Landlord Incentives: \$107,980.00

YTD Supportive Services: \$39,781.00

YTD Landlord Incentives: \$68,199

Clients assisted through supportive services (March): 10

Landlords assisted through landlord incentives (March): 13

YouthBuild Monthly Report

APRIL



This month students got to enjoy great enrichment, just in time for Spring! Students built wooden flower bed containers, shelving, and tested their indoor gardening skills, planting and cultivating seeds!

Students also had the first OPEN HOUSE hosted on April, 16th. Parents/Guardians came as we reviewed our program operations, and student achievements. We coordinated to remain available for a visit from Fort Wayne's YouthBuild program. Unfortunately, do to emerging circumstances, they had to cancel; rescheduling pending.

NEXT on our Agenda, we have a few things planned: SCENE 75 Field Trip (4/21/26)., CU Church Service Day (4/25/26)., Lansing Michigan's YB visit (4/29/26)., and our College Tour of EIU (4/30/26).



Operations

PROPERTY MANAGEMENT REPORT
AFFORDABLE PORTFOLIO

MONTH ENDING

March 1, 2026

PROPERTY:	OAKWOOD TRACE	DOUGLASS SQUARE	MAPLE GROVE	PINEWOOD PLACE	MANOR AT PRAIRIE
LEASING AND OCCUPANCY					
TOTAL UNITS	50	50	15	24	18
Units Off-Line	0	0	0	0	0
Units Available for Occupancy	50	50	15	24	18
Occupied Units	31	46	3	24	18
Occupancy Rate	62%	92%	100%	100%	100%
TENANT ACCOUNTS RECEIVABLE					
TOTAL TENANT CHARGES	\$8,571	\$62,563	\$1,054	\$5,310	\$6,614
Total Charges Outstanding	\$1,912	\$9,124	\$0	\$10,003	\$71
Percent of Current TAR's	22%	15%	0%	188%	1%
Outstanding Rent w/ HACCC Repayment Agreements or Rental Assistance	\$0	\$0	\$0.00	\$0	\$0
30 Day Notices Issued	6	1	0	8	0
Outstanding Rent:30 Day's Issued	\$1,492	\$0	\$0.00	\$7,817	0
Pending Court Action	0	0	0	0	0
Outstanding Rent:Pending Court Action	\$0	\$0	0	0	0
Evictions Granted	0	0	0	0	0
Total Charges Outstanding w/o actions taken	\$420	\$9,124	\$0	\$2,186	\$71
WORK ORDER DATA					
Work Orders Outstanding	3		0	0	0
Total Work Orders Received	10	13	0	0	8
Work Orders Completed	8	2	0	0	6
Balance of Work Orders Outstanding	5	11	0	0	2
RECERTIFICATION DATA					
Annual Recertifications Scheduled	3	5	0	0	0
Annual Recertifications Completed	3	4	0	0	0
Non-Responsive - NTV Issued	0	0	0	0	0
Annual Recertifications Pending	0	7	0	0	0
Interim Recertifications Completed	1	2	0	1	0
WAIT LIST DATA					
Applicants on Wait List	603	368			765
New Applications Received	9	0			0
Applicants Purged	116	0			1
Applicants Housed	6	0			0
Balance of Applicants on Wait List	490	368			764
Oldest Application Date	10/19/2022				1/4/2021

PROPERTY MANAGEMENT REPORT
RAD PORTFOLIO
MONTH ENDING: March 2026

PROPERTY:	WASHINGTON	YOUAMAN	COLUMBIA	MANOR AT PRAIRIE	STEER	HAYES
LEASING AND OCCUPANCY						
TOTAL UNITS	104	20	16	18	108	6
Units Off-Line	0	0	8	0	70	0
Units Available for Occupancy	104	20	8	18	38	6
Occupied Units	98	19	8	18	38	4
Occupancy Rate	94%	95%	100%	100%	100%	67%
TENANT ACCOUNTS RECEIVABLE						
TOTAL TENANT CHARGES	\$24,438	\$5,228	\$1,672	\$6,280	\$6,403	\$442
Total Charges Outstanding	\$1,002	\$676	\$518	\$0	\$795	\$194
Percent of Current TAR's	4%	13%	31%	0%	12%	44%
Outstanding Rent w/ HACC Repayment Agreements or Rental Assistance	\$0	0	\$0	\$0	\$305	\$0
30 Day Notices Issued	2	1	0	0	2	0
Outstanding Rent:30 Day's Issued	\$713	676	\$0	0	\$0	\$0
Pending Court Action	0	0	0	0	1	0
Outstanding Rent:Pending Court Action	\$0	0	\$0	0	\$754	\$0
Evictions Granted	0	0	0	0	\$0	\$0
Total Charges Outstanding w/o actions taken	\$289	\$0	\$0	\$0	(\$264)	\$194
WORK ORDER DATA						
Work Orders Outstanding	0	0	0	2	9	0
Total Work Orders Received	17	6	0	7	4	1
Work Orders Completed	13	6	0	5	4	0
Balance of Work Orders Outstanding	4	0	0	4	9	1
RECERTIFICATION DATA						
Annual Recertifications Scheduled	5	2	0	0	0	0
Annual Recertifications Completed	5	2	0	0	0	0
Non-Responsive - NTV Issued	0	0	0	0	0	0
Annual Recertifications Pending	0	0	0	0	0	0
Interim Recertifications Completed	4	1	0	1	0	0
WAIT LIST DATA						
Applicants on Wait List	163	47	543	764	741	226
New Applications Received	0	0	0	0	0	0
Applicants Purged	42	9	0	0	1	1
Applicants Housed	0	0	0	0	0	0
Balance of Applicants on Wait List	121	38	543	764	740	225
Oldest Application Date	Unknown	4/11/2025	9/14/2015	4/20/2021	4/12/2022	6/9/2019

Financial Report

HACC 2026 Budget – 04/15/26 - Considerations

Property Management

Rents are summarized on the “Rents” tab.

Vacancy and Delinquency Expected for the year:

	Vacancy	Delinquency	
Blended Components			
Washington	3.5%	5.0%	
Steer	20.0%	5.0%	Considering Remodeling
Youman	2.5%	5.0%	
Columbia	50.0%	5.0%	Considering Remodeling
Hayes	2.5%	5.0%	
Maple Grove Manor	3.0%	5.0%	
Pinewood	2.0%	5.0%	
Manor at Prairie	2.0%	5.0%	
Douglas Square	2.5%	5.0%	
Homestead	2.5%	5.0%	
Central	1.0%	5.0%	
Discrete Components			
Haven	3.0%	5.0%	
Oakwood Trace	20.0%	5.0%	Considering current vacancy
Others			
Healthy Beginnings	25.0%	5.0%	Considering current vacancy
Out of County (Managed by Bedrock - Discrete)			
Oak Field	n/a	n/a	Managed by Bedrock
Sugar Creek	n/a	n/a	Managed by Bedrock
Newton	n/a	n/a	Managed by Bedrock
William Street	n/a	n/a	Managed by Bedrock

Note –

Discrete components are not considered in the cash flow since we can't freely benefit from the excess cash flow (Haven); however we do bare the cost of renovation registering a receivable (Oakwood Trace). Haven's budget is done in advance as it is due to the Asset Manager early in the year and following a different procedure than all the rest.

All the out of county budgets were done by Bedrock, our subcontracted Property Manager.

Salaries

2026 Payroll is Projected in Salary Tab.

Property Management and Maintenance allocation is based on the Number of Bedrooms per building assignment (Assigned Property Tab and 2026 Employee Allocation Tab).

Administrative employees – Allocation in 2026 Employee Allocation Tab.

Overtime -

DEPARTMENT	Earnings	of Regular	Projection
MAINTENANCE:			
STEER	\$ 73,915.99	5.00%	\$ 3,695.80
WASHINGTON	\$ 78,190.67	5.00%	\$ 3,909.53
HAVEN	\$103,515.95	5.00%	\$ 5,175.80
HCV	\$587,004.46	2.00%	\$ 11,740.09
Total			\$ 24,521.22

Note –

Employee Bonuses, up to 4% per year, have not been considered.

Insurance

Summarized in Insurance Tab considering the amounts in the actual annual policies (the majority of policies run from 02/15/26 to 02/15/27).

Allocations done considering:

Automobile Insurance – Vehicle usage assignment.

Property and Liability – Value of property insured on schedules.

Work Comp – Number of employees per department.

Note –

Some properties have different policy terms, in those cases current premiums were considered.

Some properties have their own unique Property and Liability policies.

PILOT and Property Taxes

Summarized in the “PILOT & Prop Tax tab”.

PILOT = (**Tenant** Rent – Utilities) X 10%

Properties with a PILOT agreement:

Steer
Washington
Youman
Hayes
Columbia
Manor at Prairie
Pinewood Place
Haven at Market Place

All other calculations were done with available Prop. Tax bills or estimates.

In the HJIIP group, 2016 Southwood is the only property with information available.

Maple Grove Manor and Oakwood Trace are provisions only.

HAP Expenses and Admin Fees

Summarized in “HAP & AF” tab. Calculations were done considering actual disbursements from January to March 2026, and April and May based on the HUD enclosure (saved on tab). The same amounts are being repeated for the subsequent months of the year.

The same amount of the HAP revenue is used as HAP expense, assuming we will make full usage of the funding.

MTW ACTIVITIES

Information received from Jennifer/Jahlinea summarized on MTW Activities 2026 for a total of \$4,375,176.

Supportive Services and Landlord Incentives are presented in the “Activities” line of the Resident Service group.

Total MTW Activities expense is also reflected in the HUD Held Reserves in revenue in the MTW column since we assume we will be funded from this source.

1-Local Homeownership	220,000.00
2-Sponsor Based Voucher Program	478,176.00
3-Construction Trades & Youthbuild Program	-
4-Small Buisness Opportunity & Workforce Development Center	1,100,000.00
5-Landlord Incentives	100,000.00
6-Supportive Services	300,000.00
7-Shift/Compliance Incentives	340,000.00
8-Affordable Housing Development	
9-Local Homeownership Program	-
10-Emergency Family Shelter	60,000.00
11-Mid-Barrier Shelter	
12-Short Term Assistance to Scattered Sites	22,000.00
13-Home is Possible HCV Homeownership Program	75,000.00
14-Affordable Housing Acquisition and Development Fund	
15-Housing Stabilization Supportive Services	1,500,000.00
Illinois Commitment Student	180,000.00
	\$ 4,375,176.00

DEVELOPMENT ACTIVITIES

Information received from James Lee summarized on the 2026 Development tab.

The capital expenditures disbursements are estimated in \$3,246,950 in 2026. The source of finances is expected to be from HUD Held Reserves except for the Hessel repair. A revenue account is being used in the Business Activities column to mirror the disbursement since we are assuming that we will be refunded by HUD Held Reserves (similarly to MTW activities).

1 - Hessel	\$	97,861.25	I3 Broadband Reimbursement
2 - Columbia	\$	1,541,760.84	HUD Held Reserves
3 - Grant Henry	\$	879,604.80	HUD Held Reserves
4 - 209 Central	\$	117,433.50	HUD Held Reserves
5 - 1700 N Oak	\$	26,514.00	HUD Held Reserves
6 - 1799 Federal	\$	583,776.00	HUD Held Reserves
	\$	3,246,950.39	

DEVELOPMENT FEES REVENUE

Developer Fees are estimated to be \$638,071 in 2026. The figure came from Consultant Tritsis' estimate. The funds are to be received according to the timeline below. The schedule is reflected in the Dev. Fees tab.

4/1/2026		92,914
7/1/2026		395,157
10/1/2026		150,000
		638,071

ALL OTHER EXPENSES

Budgeted amounts were estimated using the most current information available. The criteria used is indicated next to each line item.

OTHERS COLUMN

We are using this column (detailed in the Others tab) to reflect properties/funds that don't align to the existing categories.

FSS Grant – We are assuming that the Payroll Expense Group, Travel and Training, and Insurance (All is Work Comp Insurance) will be refunded by the grant and therefore are calculating the resulting revenue for these concepts. All other expenses are not refunded.

Healthy Beginnings – The only revenue is \$500 per month for each of these 4 houses (one is currently empty). We pay the power and water for these houses and whatever amount is left from the \$500 is deposited in an escrow account to be given to the tenants.

HJIP Grant – As of today I am uncertain what kind of revenue these will generate. We are currently paying utilities, insurance, and maintenance.

Work Force Development Center – A revenue account is being recorded for the total amount of the expenses as we are expecting to be refunded from our HUD Held Reserves.

YOUTH BUILD

We are setting this budget aside for now as it is totally independent from the housing operation and all expenses are expected to be refunded.

BUDGET BALANCING

For the purpose of balancing the overall budget, \$316,083 have been corded a revenue (HAP Funding) in the MTW column representing Admin Expenses paid out of HAP which we plan to request our HUD Held Reserves.

'mm

04-15-26

HACC 2026 OPERATING BUDGET

	CENTRAL OFFICE	MOVING TO WORK	BUSINESS ACTIVITIES	HOUSING CHOICE VOUCHER	OTHERS	PROP MGMT BLENDED COMPONENTS	TOTAL
INCOME							
Gross Potential Rents	0	0	0	0	24,000	4,507,524	4,531,524
Vacancy Loss	0	0	0	0	(6,000)	(814,360)	(820,360)
Collection Loss	0	0	0	0	(1,200)	(225,376)	(226,576)
Net Rental Income	0	0	0	0	16,800	3,467,788	3,484,588
HAP Funding	0	316,083	0	18,608,863	68,497	0	18,993,443
HCV Admin Fees	0	0	0	1,955,316	0	0	1,955,316
HUD Held Reserves	0	4,375,176	3,149,089	0	0	0	7,524,265
Management Fees	530,000	0	478,013	0	0	0	1,008,013
Sales Proceeds	0	0	0	0	0	0	0
Developer Fees	0	0	638,071	0	0	0	638,071
Grant Inflows	0	0	0	0	0	0	0
Other Income	40,000	0	97,861	0	231,282	64,300	433,443
TOTAL INCOME	570,000	4,691,259	4,363,034	20,564,179	316,579	3,532,088	34,037,139
OPERATING EXPENSES							
PAYROLL EXPENSE							
Management Payroll	348,654	673,272	213,345	598,745	171,025	209,981	2,215,022
Maintenance Payroll	0	0	0	0	4,913	312,009	316,922
Employee Benefits	111,569	215,447	68,270	191,598	54,728	167,037	808,650
TOTAL PAYROLL EXPENSE	460,223	888,719	281,616	790,343	230,666	689,027	3,340,594
ADMINISTRATIVE EXPENSE							
Office Expense	25,000	5,000	2,500	25,000	1,200	7,150	65,850
Legal and Audit	15,000	15,000	20,000	15,000	400	65,500	130,900
Communications and Computer	80,000	230,000	3,500	80,000	5,000	60,000	458,500
Training and Travel	61,000	70,000	8,000	35,000	4,000	5,850	183,850
Other Administrative Expense	50,000	90,000	16,000	120,000	3,000	164,800	443,800
Marketing and Advertising	21,000	50,000	1,000	2,000	0	300	74,300
TOTAL ADMINISTRATIVE EXPENSE	252,000	460,000	51,000	277,000	13,600	303,600	1,357,200
UTILITIES							
Electricity	10,000	1,800	0	7,000	29,000	164,700	212,500
Water and Sewer	4,000	500	0	2,500	15,000	226,300	248,300
Gas	5,500	2,500	0	2,000	20,500	139,000	169,500
TOTAL UTILITIES	19,500	4,800	0	11,500	64,500	530,000	630,300
MAINTENANCE EXPENSE							
Supplies	30,000	1,500	2,000	1,800	4,000	94,900	134,200
Pest Control	0	0	0	0	2,000	52,650	54,650
Building Maintenance and Repair	8,500	0	0	0	10,000	162,500	181,000
Turnover/Cleaning	25,000	0	0	12,000	4,000	92,500	133,500
Landscaping	6,500	0	0	0	0	63,000	69,500
Snow Removal	2,500	0	0	0	0	37,500	40,000
Trash Removal	5,000	0	0	1,000	5,500	54,400	65,900
Other Contract Costs	35,000	0	1,000	5,500	10,000	70,500	122,000
TOTAL MAINTENANCE EXPENSE	112,500	1,500	3,000	20,300	35,500	627,950	800,750
TAXES AND INSURANCE							
Taxes	0	0	0	0	29,400	173,727	203,127
Insurance	14,766	26,038	4,972	33,705	33,393	302,599	415,473
TOTAL TAXES AND INSURANCE	14,766	26,038	4,972	33,705	62,793	476,325	618,600

HACC 2026 OPERATING BUDGET

	CENTRAL OFFICE	MOVING TO WORK	BUSINESS ACTIVITIES	HOUSING CHOICE VOUCHER	OTHERS	PROP MGMT BLENDED COMPONENTS	TOTAL
RESIDENT SERVICES							
Contract Costs	0	0	0	0	0	0	0
Activities	2,000	1,982,000	0	0	0	7,000	1,991,000
TOTAL RESIDENT SERVICES	2,000	1,982,000	0	0	0	7,000	1,991,000
FEES							
Property Management Fees	0	0	0	0	0	308,138	308,138
Other Fees	0	0	0	530,000	0	0	530,000
TOTAL FEES	0	0	0	530,000	0	308,138	838,138
HAP EXPENSES	0	0	0	18,608,863	0	0	18,608,863
MTW ACTIVITIES							
MTW Program Evaluation	0	0	0	0	0	0	0
Homeownership Program	0	295,000	0	0	0	0	295,000
Consulting	0	0	0	0	0	0	0
Scholarships	0	180,000	0	0	0	0	180,000
Compliance Incentive	0	340,000	0	0	0	0	340,000
Other	0	1,578,176	0	0	0	0	1,578,176
TOTAL MTW ACTIVITIES	0	2,393,176	0	0	0	0	2,393,176
DEVELOPMENT EXPENSES							
Consultants	0	0	12,000	0	0	0	12,000
Other Development Expenses	0	0	0	0	0	0	0
TOTAL DEVELOPMENT EXPENSES	0	0	12,000	0	0	0	12,000
TOTAL OPERATING EXPENSES	860,989	5,756,233	352,588	20,271,710	407,060	2,942,040	30,590,620
NET OPERATING INCOME	(290,989)	(1,064,974)	4,010,446	292,469	(90,481)	590,047	3,446,518
OTHER FINANCING SOURCES (USES)							
MGM Operative Account	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0
Excess Cash flow from Bus Activities	0	0	0	0	0	0	0
NET INCOME AFTER OTHER							
FINANCING SOURCES (USES)	(290,989)	(1,064,974)	4,010,446	292,469	(90,481)	590,047	3,446,518
NON-OPERATING EXPENSES							
Capital Expenditures	0	0	3,246,950	0	0	0	3,246,950
Debt Service	0	6,600	0	0	0	192,968	199,568
TOTAL NON-OPERATING EXPENSES	0	6,600	3,246,950	0	0	192,968	3,446,518
CASH FLOW AFTER NON-OPERATING EXPENSES	(290,989)	(1,071,574)	763,496	292,469	(90,481)	397,079	(0)

HACC 2026 OPERATING BUDGET - PROPERTY MANAGEMENT

BLENDED COMPONENTS

	WASHINGTON SQUARE	STEER PLACE	YOU MAN PLACE	COLUMBIA PLACE	HAYES HOMES	CENTRAL	DOUGLAS SQUARE	HOMESTEAD	MAPLE GROVE	PINEWOOD PLACE	PRAIRIE CROSSING	TOTAL
INCOME												
Gross Potential Rents	1,105,896	1,310,796	170,160	171,456	63,504	79,200	495,600	287,400	228,288	340,128	255,096	4,507,524
Vacancy Loss	(55,295)	(458,779)	(8,508)	(85,728)	(15,876)	(15,840)	(49,560)	(21,555)	(91,315)	(6,803)	(5,102)	(814,360)
Collection Loss 5%	(55,295)	(65,540)	(8,508)	(8,573)	(3,175)	(3,960)	(24,780)	(14,370)	(11,414)	(17,006)	(12,755)	(225,376)
Net Rental Income	995,306	786,478	153,144	77,155	44,453	59,400	421,260	251,475	125,558	316,319	237,239	3,467,788
Other Income	30,000	1,000	1,200	1,000	0	0	0	0	30,000	500	600	64,300
TOTAL INCOME	1,025,306	787,478	154,344	78,155	44,453	59,400	421,260	251,475	155,558	316,819	237,839	3,532,088
OPERATING EXPENSES												
PAYROLL EXPENSE												
Management Payroll	45,164	51,563	8,601	6,881	2,838	7,812	35,533	17,213	15,283	11,351	7,741	209,981
Maintenance Payroll	82,100	77,612	13,512	11,165	3,850	5,133	57,391	15,541	17,967	15,400	12,338	312,009
Employee Benefits	40,725	41,336	7,076	5,775	2,140	4,143	29,736	10,481	10,640	8,560	6,425	167,037
TOTAL PAYROLL EXPENSE	167,989	170,511	29,189	23,821	8,828	17,089	122,660	43,235	43,890	35,311	26,504	689,027
ADMINISTRATIVE EXPENSE												
Office Expense	3,000	1,000	0	200	200	0	500	0	2,000	100	150	7,150
Legal and Audit	20,000	15,000	800	2,500	2,000	0	9,000	1,600	8,500	5,600	500	65,500
Communications and Computer	25,000	20,000	2,800	1,500	800	5,000	300	1,300	1,500	1,600	200	60,000
Training and Travel	1,000	2,000	600	500	0	0	600	0	800	200	150	5,850
Other Administrative Expense	63,000	40,000	1,000	5,500	3,500	1,800	4,000	500	0	45,000	500	164,800
Marketing and Advertising	0	0	300	0	0	0	0	0	0	0	0	300
TOTAL ADMINISTRATIVE EXPENSE	112,000	78,000	5,500	10,200	6,500	6,800	14,400	3,400	12,800	52,500	1,500	303,600
UTILITIES												
Electricity	43,000	39,000	9,000	2,500	3,500	1,500	22,000	25,000	15,000	1,200	3,000	164,700
Water and Sewer	49,000	28,000	10,000	9,000	4,000	800	55,000	27,000	11,000	32,000	500	226,300
Gas	37,000	40,000	10,500	8,000	1,000	1,000	27,000	8,500	0	6,000	0	139,000
TOTAL UTILITIES	129,000	107,000	29,500	19,500	8,500	3,300	104,000	60,500	26,000	39,200	3,500	530,000
MAINTENANCE EXPENSE												
Supplies	43,000	8,500	5,000	2,200	2,000	0	15,000	600	15,000	1,600	2,000	94,900
Pest Control	9,000	30,000	1,500	2,000	150	0	3,500	5,000	0	1,000	500	52,650
Building Maintenance and Repair	50,000	46,000	10,000	15,000	6,000	0	18,000	1,500	6,000	7,000	3,000	162,500
Turnover/Cleaning	18,000	10,000	2,000	5,000	15,000	0	41,000	0	0	1,500	0	92,500
Landscaping	4,500	3,000	9,000	6,000	5,000	0	25,000	1,000	2,000	2,500	5,000	63,000
Snow Removal	0	15,000	6,000	0	0	0	6,000	500	3,500	1,000	5,500	37,500
Trash Removal	13,000	8,000	500	3,500	1,000	2,200	13,000	1,500	2,500	5,500	3,700	54,400
Other Contract Costs	25,000	35,000	1,500	1,000	2,000	100	1,000	1,200	1,500	1,400	800	70,500
TOTAL MAINTENANCE EXPENSE	162,500	155,500	35,500	34,700	31,150	2,300	122,500	11,300	30,500	21,500	20,500	627,950

HACC 2026 OPERATING BUDGET - PROPERTY MANAGEMENT

BLENDED COMPONENTS

	WASHINGTON SQUARE	STEER PLACE	YOU MAN PLACE	COLUMBIA PLACE	HAYES HOMES	CENTRAL	DOUGLAS SQUARE	HOMESTEAD	MAPLE GROVE	PINEWOOD PLACE	PRAIRIE CROSSING	TOTAL
OTHER TAXES AND INSURANCE												
Taxes	26,542	15,197	6,283	907	1,031	12,700	48,100	24,050	24,747	4,255	9,915	173,727
Insurance	64,014	98,316	10,828	9,392	3,559	13,199	44,697	19,674	7,029	17,741	14,150	302,599
TOTAL TAXES AND INSURANCE	90,555	113,513	17,111	10,299	4,590	25,899	92,797	43,724	31,776	21,996	24,065	476,325
RESIDENT SERVICES												
Contract Costs	0	0	0	0	0	0	0	0	0	0	0	0
Activities	2,000	3,000	200	1,500	100	0	0	0	0	0	200	7,000
TOTAL RESIDENT SERVICES	2,000	3,000	200	1,500	100	0	0	0	0	0	200	7,000
FEES												
Property Management Fees	82,025	78,748	15,434	7,816	4,445	5,940	42,126	25,148	15,556	19,009	11,892	308,138
Other Fees	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL FEES	82,025	78,748	15,434	7,816	4,445	5,940	42,126	25,148	15,556	19,009	11,892	308,138
TOTAL OPERATING EXPENSES	746,069	706,271	132,434	107,836	64,113	61,328	498,483	187,307	160,521	189,517	88,161	2,942,040
NET OPERATING INCOME	279,237	81,206	21,910	(29,680)	(19,660)	(1,928)	(77,223)	64,168	(4,963)	127,302	149,678	590,047
NON-OPERATING EXPENSES												
Capital Expenditures	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	144,468	0	20,000	0	28,500	192,968
TOTAL NON-OPERATING EXPENSES	0	0	0	0	0	0	144,468	0	20,000	0	28,500	192,968
CASH FLOW AFTER NON-OPERATING EXPENSES	279,237	81,206	21,910	(29,680)	(19,660)	(1,928)	(221,691)	64,168	(24,963)	127,302	121,178	397,079

**HACC 2026 OPERATING BUDGET - PROPERTY MANAGEMENT
DISCRETE COMPONENTS**

	CHAMPAIGN COUNTY		OUT OF COUNTY				TOTAL
	OAKWOOD TRACE	HAVEN	OAKFIELD	SUGAR CREEK	NEWTON	WILLIAM ST	
INCOME							
Gross Potential Rents	771,600	1,687,920	244,910	301,023	290,133	373,792	3,669,378
Vacancy Loss	231,480	(16,880)	(17,144)	(21,072)	(20,309)	(22,428)	133,647
Collection Loss 5%	(38,580)	(16,880)	(2,449)	(3,010)	(2,901)	(3,738)	(67,558)
Net Rental Income	964,500	1,654,160	225,317	276,941	266,923	347,626	3,735,467
Other Income	1,500	6,889	1,290	1,497	1,445	387	13,008
TOTAL INCOME	966,000	1,661,049	226,607	278,438	268,368	348,013	3,748,475
OPERATING EXPENSES							
PAYROLL EXPENSE							
Management Payroll	37,148	51,686	29,060	41,656	33,900	31,000	224,450
Maintenance Payroll	59,993	108,692	21,610	30,975	25,220	23,050	269,540
Employee Benefits	31,085	51,321	0	0	0	0	82,406
TOTAL PAYROLL EXPENSE	128,226	211,698	50,670	72,631	59,120	54,050	576,395
ADMINISTRATIVE EXPENSE							
Office Expense	2,000	2,000	2,590	2,587	2,587	2,070	13,834
Legal and Audit	14,000	14,042	11,385	11,100	11,385	10,350	72,262
Communications and Computer	8,500	9,460	1,550	2,484	2,070	0	24,064
Training and Travel	3,500	(4)	0	0	0	0	3,496
Other Administrative Expense	6,000	19,673	1,265	1,590	1,390	1,835	31,753
Marketing and Advertising	0	0	750	750	2,000	500	4,000
TOTAL ADMINISTRATIVE EXPENSE	34,000	45,171	17,540	18,511	19,432	14,755	149,409
UTILITIES							
Electricity	20,000	75,697	15,525	18,000	20,182	15,525	164,929
Water and Sewer	120,000	60,829	3,625	6,000	16,042	12,525	219,021
Gas	8,000	0	3,105	4,000	0	0	15,105
TOTAL UTILITIES	148,000	136,526	22,255	28,000	36,224	28,050	399,055
MAINTENANCE EXPENSE							
Supplies	16,000	44,029	6,210	6,000	7,245	1,450	80,934
Pest Control	3,000	8,223	1,242	1,200	0	0	13,665
Building Maintenance and Repair	53,000	57,971	0	1,500	2,587	0	115,058
Turnover/Cleaning	35,000	0	0	0	0	0	35,000
Landscaping	9,000	7,322	12,420	7,500	5,175	8,175	49,592
Snow Removal	0	11,440	0	0	0	0	11,440
Trash Removal	15,000	16,582	3,520	2,175	1,450	7,245	45,972
Other Contract Costs	20,000	38,009	1,035	1,500	1,035	0	61,579
TOTAL MAINTENANCE EXPENSE	151,000	183,576	24,427	19,875	17,492	16,870	413,240

**HACC 2026 OPERATING BUDGET - PROPERTY MANAGEMENT
DISCRETE COMPONENTS**

	CHAMPAIGN COUNTY		OUT OF COUNTY				TOTAL
	OAKWOOD TRACE	HAVEN	OAKFIELD	SUGAR CREEK	NEWTON	WILLIAM ST	
OTHER TAXES AND INSURANCE							
Taxes	13,404	41,951	24,840	34,000	28,980	25,875	169,050
Insurance	59,781	154,958	15,750	19,425	18,375	15,750	284,039
TOTAL TAXES AND INSURANCE	73,185	196,910	40,590	53,425	47,355	41,625	453,090
RESIDENT SERVICES							
Contract Costs	0	0	0	0	0	0	0
Activities	600	2,400	0	0	0	0	3,000
TOTAL RESIDENT SERVICES	600	2,400	0	0	0	0	3,000
FEES							
Property Management Fees	11,892	99,663	13,590	13,917	13,413	17,400	169,875
Other Fees	0	0	0	0	0	0	0
TOTAL FEES	11,892	99,663	13,590	13,917	13,413	17,400	169,875
TOTAL OPERATING EXPENSES	546,903	875,944	169,072	206,359	193,036	172,750	2,164,064
NET OPERATING INCOME	419,097	785,105	57,535	72,079	75,332	175,263	1,584,411
NON-OPERATING EXPENSES							
Capital Expenditures	0	0	0	0	0	0	0
Debt Service	38,000	401,691	0	0	0	0	439,691
TOTAL NON-OPERATING EXPENSES	38,000	401,691	0	0	0	0	439,691
CASH FLOW AFTER NON-OPERATING EXPENSES	381,097	383,414	57,535	72,079	75,332	175,263	1,144,720

**HACC 2026 OPERATING BUDGET
OTHERS GROUP**

	FSS GRANT	HEALTH BEG	HJIIP	WFDC	TOTAL
INCOME					
Gross Potential Rents	0	24,000	0	0	24,000
Vacancy Loss	0	(6,000)	0	0	(6,000)
Collection Loss	0	(1,200)	0	0	(1,200)
Net Rental Income	0	16,800	0	0	16,800
Other Income	231,282	0	0	68,497	299,779
TOTAL INCOME	231,282	16,800	0	68,497	316,579
OPERATING EXPENSES					
PAYROLL EXPENSE					
Management Payroll	168,153	1,720	1,152	0	171,025
Maintenance Payroll	0	2,346	2,567	0	4,913
Employee Benefits	53,809	550	369	0	54,728
TOTAL PAYROLL EXPENSE	221,962	4,617	4,087	0	230,666
ADMINISTRATIVE EXPENSE					
Office Expense	0	0	0	1,200	1,200
Legal and Audit	400	0	0	0	400
Communications and Computer	0	0	0	5,000	5,000
Training and Travel	4,000	0	0	0	4,000
Other Administrative Expense	3,000	0	0	0	3,000
Marketing and Advertising	0	0	0	0	0
TOTAL ADMINISTRATIVE EXPENSE	7,400	0	0	6,200	13,600
UTILITIES					
Electricity	0	10,500	10,500	8,000	29,000
Water and Sewer	0	7,000	7,000	1,000	15,000
Gas	0	7,000	7,000	6,500	20,500
TOTAL UTILITIES	0	24,500	24,500	15,500	64,500
MAINTENANCE EXPENSE					
Supplies	0	1,500	1,500	1,000	4,000
Pest Control	0	1,000	1,000	0	2,000
Building Maintenance and Repair	0	1,000	1,000	8,000	10,000
Turnover/Cleaning	0	0	0	4,000	4,000
Landscaping	0	0	0	0	0
Snow Removal	0	0	0	0	0
Trash Removal	0	2,000	2,000	1,500	5,500
Other Contract Costs	0	0	0	10,000	10,000
TOTAL MAINTENANCE EXPENSE	0	5,500	5,500	24,500	35,500

**HACC 2026 OPERATING BUDGET
OTHERS GROUP**

	FSS GRANT	HEALTH BEG	HJIIP	WFDC	TOTAL
OTHER TAXES AND INSURANCE					
Taxes	0	9,900	4,200	15,300	29,400
Insurance	5,320	7,064	14,012	6,997	33,393
TOTAL TAXES AND INSURANCE	5,320	16,964	18,212	22,297	62,793
RESIDENT SERVICES					
Contract Costs	0	0	0	0	0
Activities	0	0	0	0	0
TOTAL RESIDENT SERVICES	0	0	0	0	0
FEES					
Property Management Fees	0	0	0	0	0
Other Fees	0	0	0	0	0
TOTAL FEES	0	0	0	0	0
TOTAL OPERATING EXPENSES	234,682	51,581	52,300	68,497	407,060
NET OPERATING INCOME	(3,400)	(34,781)	(52,300)	0	(90,481)
NON-OPERATING EXPENSES					
Capital Expenditures	0	0	0	0	0
Debt Service	0	0	0	0	0
TOTAL NON-OPERATING EXPENSES	0	0	0	0	0
CASH FLOW AFTER NON-OPERATING EXPENSES	(3,400)	(34,781)	(52,300)	0	(90,481)