



# ST. CLAIR COUNTY HOUSING AUTHORITY

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January 31, 2019

**To: SCCHA Residents (Public Housing and other Properties), Section 8  
Housing Choice Voucher Program (HCVP) Participants and Other  
Interested Parties**

This letter serves as notice that the St. Clair County Housing Authority (SCCHA) will open a **45 Day Comment Period** and will hold a **Public Hearing** regarding its **2019 Agency Plan and the proposed Five (5) Year Capital Improvement Plan (CFP Plan)**. The AP includes the proposed Five (5) Year Capital Improvements Plan for Public Housing properties, the Admissions and Continued Occupancy Plan (for the Public Housing Program), the Administrative Plan (for the Section 8 Housing Choice Voucher Program), along with other policies and procedures related to SCCHA's operation and administration of its programs (including the Public Housing Flat Rent Utility Allowance Schedules).

The **45 Day Review and Comment Period** will open **February 15, 2019**. That is the first day that the *draft 2019 AP and proposed CFP Plan* will be available for public review. The **Resident Advisory Board (RAB)** is in the process of reviewing and providing input regarding the content of the **2019 AP and CFP Plan**. The **2019 AP and CFP Plan** is subject to modification during and after the public comment period based upon comments and information received. The **2019 AP** documents will be presented in final draft form at the public hearing.

Any interested resident / program participant, local government official and other interested party is invited to review and comment upon the **2019 AP and CFP Plan** and/or attend the public hearing, which will be held on **Monday, April 1, 2019, beginning promptly at 5:00 p.m. at the SCCHA Central Office, 1790 South 74<sup>th</sup> Street, Belleville, IL. 62223**. You may contact the office at 618-277-3290 or visit the SCCHA website at [www.sccha.org](http://www.sccha.org) to obtain directions to the office or to request additional information.

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**"EQUAL HOUSING OPPORTUNITY"**

**EXECUTIVE DIRECTOR**

Larry McLean

**ATTORNEYS**

Philip Rice

Kevin Kaufhold

**COMMISSIONERS**

Eugene Verdu, Chairman

Daniel Barger

Billie Jean Miller

Vivian Cash

Sr. Julia Huiskamp



A complete copy of the **draft 2019 AP and CFP Plan** will be available for review on the SCCHA website and at the following SCCHA offices:

Central Office, 1790 South 74<sup>th</sup> St., Belleville  
Private Mathison Manor, 500 Hinckley Ave., Centreville  
Ernest Smith Sr. Apartments, 4731 Tudor Ave., Centreville  
Thomas Terry Apartments, 511 South 6<sup>th</sup> Street, Brooklyn  
Scattered Site Management Office, 4601 North Belt West, Belleville

The **45 Day Comment Period** will conclude with the Public Hearing. Comments can be made in written form until April 1, 2019 and can be made in person at the Public Hearing.

Residents and participants of SCCHA properties and programs, along with our local government leadership, have a vital role in assisting the SCCHA in developing and implementing strategies related to the local administration of affordable housing programs for low-income households. The participation and involvement of residents, program participants, public officials and other interested parties is encouraged and appreciated.

If you are a person with a disability that requires an accommodation to participate in the **2019 AP and CFP Plan** public review and comment process, please notify Carol Easterley, Administrative Director (and ADA and Section 504 Compliance Officer), at 277-3290, through extension 6980, or by other means available to you.

Sincerely,



Larry McLean  
Executive Director

Enclosure: CFP Plan (for public housing residents and other interested parties)

*Note: No enclosure for Section 8 HCVP Participants*

## 501-19 Capital Fund Program Five-Year Plan

AMP	PROPERTY	WORK ITEMS	DOLLARS
<b>YEAR 1 – 2019</b>			
001	IL30-09 Brooklyn	Door Renovations and window installation	\$40,000
001	IL30-01, 09 Brooklyn	Security Lighting	\$30,000
001	IL30-12 Brooklyn	Kitchen and Bathroom Renovations	\$160,000
001	IL30-12 Brooklyn	Ceiling and Wall Replacement	\$40,000
002	IL30-10 Centreville	HVAC replacement and Mechanical Renovations	\$550,000
002	IL30-60 Centreville	Electrical Panel Upgrades	\$176,000
002	IL30-60 Centreville	Playground Equipment	\$60,000
003	IL30-06 Centreville	Electrical Panel Upgrades	\$102,000
004	IL30-16 and 61 Belleville	Mechanical Upgrades: Boiler replacement, Bathroom Exhaust fans/lights, baseboard heat, replace smoke detectors and roof vent fans	\$473,597
004	IL30-27 Belleville	HVAC Replacement	\$10,000
005	IL30-17 Washington Park	HVAC and AC conversions	\$146,000
006	IL30-13 New Athens	HVAC and Water Heater Replacement	\$128,000
<b>Total Year 1</b>			<b>1,915,597</b>
<b>Year 2-2020</b>			
002	IL30-10 Centreville	HVAC replacement and Mechanical Renovations	\$550,000
003	IL30-20 Centreville	Kitchen and Bathroom Renovation	\$100,000
003	IL30-06 Centreville	High rise Demolition	\$300,000
003	IL30-08 Centreville	Building Demolition	\$190,597
004	IL30-18 Swansea	Kitchen and Bath Renovations	\$200,000
005	IL30-17 Washington Park	Kitchen and Bathroom Renovations	\$375,000
006	IL30-13 New Athens	Kitchen and Bathroom Renovation	\$200,000
<b>Year 2 Total</b>			<b>\$1,915,597</b>
<b>YEAR 3 – 2021</b>			
002	IL30-10 Centreville	Resurface Street	\$140,000
003	IL30-06 Centreville	Resurface Street	\$150,000

AMP	PROPERTY	WORK ITEMS	DOLLARS
<b>YEAR 3 – 2021</b>			
004	IL30-16 Belleville	Landscaping and Fencing	\$130,000
004	IL30-16, 61 Belleville	Individual heat pump replacement	\$750,597
004	IL30-27 Belleville	Roof replacement	\$120,000
004	IL30-18 Swansea	Wall and Ceiling Replacement	\$60,000
005	IL30-17 Washington Park	Roof Replacement	\$100,000
006	IL30-02 Marissa	Lead based paint abatement	\$18,000
006	IL30-05 Smithton	Kitchen and Bath Renovations	\$125,000
006	IL30-21 New Athens	Kitchen and Bathroom Renovation	\$160,000
006	IL30-21 New Athens	Ceiling and Wall Replacement	\$56,000
006	IL30-13 New Athens	Ceiling and Wall Replacement	\$56,000
006	IL30-22 Millstadt	Water line replacement	\$50,000
<b>Year 3 Total</b>			<b>\$1,915,597</b>
<b>YEAR 4-2022</b>			
001	IL30-09 Brooklyn	A/C conversion	\$100,000
004	IL30-27 Belleville	Kitchen and Bath Renovations	\$640,000
004	IL30-16 and 61 Belleville	Kitchen and Bath Renovations	\$790,597
005	IL30-24 O'Fallon	A/C conversion	\$160,000
006	IL30-22 Millstadt	Kitchen and Bath Renovations	\$145,000
006	IL30-05 Smithton	HVAC replacement	\$80,000
<b>Year 4 Total</b>			<b>\$1,915,597</b>
<b>YEAR 5 – 2023</b>			
001	IL30-09 Brooklyn	Pump Installation	\$70,000
002	IL30-10 Centreville	Clear Retention pond	\$75,597
003	IL30-08 Centreville	Window replacement	\$630,000
003	IL30-08 Centreville	Street and Sewer repair/replacement	\$260,000
003	IL30-08 Centreville	Resurface parking	\$65,000
003	IL30-08 Centreville	Replace concrete sidewalks and curbs	\$35,000
004	IL30-16 and 61 Belleville	Wall and ceiling replacement	\$130,000
004	IL30-16 and 61 Belleville	Carpet replacement	\$130,000
006	IL30-03 Dupo	Kitchen and Bath Renovations	\$200,000
006	IL30-02, 07 Marissa	Kitchen and Bath Renovations	\$320,000
<b>Total Year 5</b>			<b>\$1,915,597</b>