

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Morgan County Housing Authority</u> PHA Code: <u>IL079</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>428</u> Number of HCV units: <u>170</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <ul style="list-style-type: none"> • The mission of the MCHA is the same as HUD's.: To provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. 					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goal one: Increase the availability of decent, safe and affordable housing. Objectives: <ul style="list-style-type: none"> • Maintain occupancy levels at 97% or better. • Maintain designation as a High Performer. • Renovate/modernize public housing properties. • Leverage private or other public funds to create additional mixed finance or multi-family housing opportunities. • Revise ACOP, Section 8 Admin Plan and HA Lease to address the needs of domestic violence victims. Goal two: Improve community quality of life and economic vitality. Objectives: <ul style="list-style-type: none"> • Implement public housing security Improvements to reduce crime. • Refine Memorandum of Understanding with local police. • Reduce "One Strike" evictions through aggressive screening procedures. • Refine network agreement with Women's Crisis center to better address the needs of domestic violence victims. • We have developed and implemented an effective Carbon Monoxide Policy for our Section 8 Housing Choice Voucher Program. Goal three: Promote self sufficiency and asset development of families and individuals. Objectives: <ul style="list-style-type: none"> • Provide or attract services to improve resident employability. • Provide Section 8 Homeownership program. • Provide or attract services to address the needs of domestic violence victims. • Provide or attract services that will enable the elderly/disabled to live independently. 					

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- **No revisions have been made in the Housing Authority’s Rent Determination, Grievance Procedure, Housing Designation, Community Service Requirements, Asset Management, Pet Policy or VAWA Policy..**
- **We did adopt an “Oxygen Use” Policy for those residents on oxygen who choose to smoke,**
- **We refined our Memorandum of Understanding with the Jacksonville Police Department.**
- **There were no findings in our most recent FYE Audit.**

Statement of Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$737,235	PHA Operations
b) Public Housing Capital Fund	\$1,091,028	Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$727,394	Section 8 HCV Program
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$715,613	PHA Operations
4. Other income (list below)		
Non-dwelling Rent	\$21,700	PHA Operations
Interest Income	\$51,229	PHA Reserves
4. Non-federal sources (list below)	\$37,704	PHA Operations
Total resources	\$3,381,905.78	

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

- **MCHA Main Office, 301 West Beecher, Jacksonville, IL. 62650**

6.0	<p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • No revisions have been made in the Housing Authority’s Rent Determination, Grievance Procedure, Housing Designation, Community Service Requirements, Asset Management, Pet Policy or VAWA Policy.. • We did adopt an “Oxygen Use” Policy for those residents on oxygen who choose to smoke, • We refined our Memorandum of Understanding with the Jacksonville Police Department. • There were no findings in our most recent FYE Audit. <table border="1"> <thead> <tr> <th colspan="3" style="text-align: center;">Statement of Financial Resources: Planned Sources and Uses</th> </tr> <tr> <th style="text-align: left;">Sources</th> <th style="text-align: center;">Planned \$</th> <th style="text-align: center;">Planned Uses</th> </tr> </thead> <tbody> <tr> <td colspan="3">1. Federal Grants (FY 2007 grants)</td> </tr> <tr> <td>a) Public Housing Operating Fund</td> <td style="text-align: right;">\$737,235</td> <td>PHA Operations</td> </tr> <tr> <td>b) Public Housing Capital Fund</td> <td style="text-align: right;">\$1,091,028</td> <td>Capital Improvements</td> </tr> <tr> <td>c) HOPE VI Revitalization</td> <td></td> <td></td> </tr> <tr> <td>d) HOPE VI Demolition</td> <td></td> <td></td> </tr> <tr> <td>e) Annual Contributions for Section 8 Tenant-Based Assistance</td> <td style="text-align: right;">\$727,394</td> <td>Section 8 HCV Program</td> </tr> <tr> <td>f) Public Housing Drug Elimination Program (including any Technical Assistance funds)</td> <td></td> <td></td> </tr> <tr> <td>g) Resident Opportunity and Self-Sufficiency Grants</td> <td></td> <td></td> </tr> <tr> <td>h) Community Development Block Grant</td> <td></td> <td></td> </tr> <tr> <td>i) HOME</td> <td></td> <td></td> </tr> <tr> <td>Other Federal Grants (list below)</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">2. Prior Year Federal Grants (unobligated funds only) (list below)</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>3. Public Housing Dwelling Rental Income</td> <td style="text-align: right;">\$715,613</td> <td>PHA Operations</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td>4. Other income (list below)</td> <td></td> <td></td> </tr> <tr> <td>Non-dwelling Rent</td> <td style="text-align: right;">\$21,700</td> <td>PHA Operations</td> </tr> <tr> <td>Interest Income</td> <td style="text-align: right;">\$51,229</td> <td>PHA Reserves</td> </tr> <tr> <td>4. Non-federal sources (list below)</td> <td style="text-align: right;">\$37,704</td> <td>PHA Operations</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Total resources</td> <td style="text-align: right;">\$3,381,905.78</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • MCHA Main Office, 301 West Beecher, Jacksonville, IL. 62650 	Statement of Financial Resources: Planned Sources and Uses			Sources	Planned \$	Planned Uses	1. Federal Grants (FY 2007 grants)			a) Public Housing Operating Fund	\$737,235	PHA Operations	b) Public Housing Capital Fund	\$1,091,028	Capital Improvements	c) HOPE VI Revitalization			d) HOPE VI Demolition			e) Annual Contributions for Section 8 Tenant-Based Assistance	\$727,394	Section 8 HCV Program	f) Public Housing Drug Elimination Program (including any Technical Assistance funds)			g) Resident Opportunity and Self-Sufficiency Grants			h) Community Development Block Grant			i) HOME			Other Federal Grants (list below)						2. Prior Year Federal Grants (unobligated funds only) (list below)												3. Public Housing Dwelling Rental Income	\$715,613	PHA Operations				4. Other income (list below)			Non-dwelling Rent	\$21,700	PHA Operations	Interest Income	\$51,229	PHA Reserves	4. Non-federal sources (list below)	\$37,704	PHA Operations										Total resources	\$3,381,905.78							
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> • The MCHA has an active Section 8 Homeownership Program. • In 2008 we project based 5 Section 8 Vouchers in a new multi-family affordable housing development. 																																																																																										
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																																										
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> • Included as an attachment. 																																																																																										

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <ul style="list-style-type: none"> • Included as an attachment: 																																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>We have 211 families on our Section 8 Waiting list:</p> <ul style="list-style-type: none"> • 122/58% are below 30% AMI, • 72/34% are between 30% and 50% AMI, • 17/8% are above 50% but less than 80% AMI, • 159/75% are families with children, • 52/25% are elderly/disabled, • 144 /68% are white, • 64/30% are black, • 4/1% are Mexican, • 3/1% are other. <p>We have 24 families on our PHA Waiting List:</p> <ul style="list-style-type: none"> • 9/37% are below 30%AMI, • 8/33% are between 30% and 50% AMI, • 7/29% are between 50% and 80% AMI, • 9/37% are families with children, • 11/48% are elderly/disabled, • 20/83% are white, • 4/16% are black, • 0% are Mexican, • 0% are other. <p>According to 2000 CHAS data book for Morgan County there are 3,035 households with income below 50% of the AMI, and 1,420 with incomes below 30% of the AMI. Of those families 67.5% had some kind of a housing problem, 66.5 had a cost burden greater than 30% and 51.5% had a cost burden greater than 50%.</p> <p>On a scale of 1 to 5, with 1 being “no impact” and 5 being “severe impact “, affordability for all households below 50% AMI is a 5, supply is a 4, quality is a 3, accessibility is a 2, size is a 3 and location is a 3.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="8" style="text-align: center;">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th style="width: 25%;">Family Type</th> <th style="width: 10%;">Overall</th> <th style="width: 10%;">Afford-ability</th> <th style="width: 10%;">Supply</th> <th style="width: 10%;">Quality</th> <th style="width: 10%;">Access-ibility</th> <th style="width: 10%;">Size</th> <th style="width: 10%;">Loca-tion</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>64%</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>42%</td> <td>4</td> <td>3</td> <td>3</td> <td>3</td> <td>2</td> <td>3</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>18%</td> <td>3</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Elderly</td> <td>26%</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> <td>2</td> </tr> <tr> <td>Families with Disabilities</td> <td>34%</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>White/Non Hispanic</td> <td>28%</td> <td>3</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>African American</td> <td>27%</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Hispanic</td> <td>64%</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Asian/Pacific</td> <td>100%</td> <td>4</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion	Income <= 30% of AMI	64%	5	4	4	4	4	4	Income >30% but <=50% of AMI	42%	4	3	3	3	2	3	Income >50% but <80% of AMI	18%	3	2	2	2	2	2	Elderly	26%	5	4	3	3	2	2	Families with Disabilities	34%	5	4	4	4	4	4	White/Non Hispanic	28%	3	2	2	2	2	2	African American	27%	5	4	4	4	4	5	Hispanic	64%	5	4	4	4	4	5	Asian/Pacific	100%	4	3	3	3	3	3
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Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

9.1

- **Maintain 100% utilization of our Section 8 budget Authority.**
- **Screen applicants and/or evict tenants for drug related or violent criminal activity.**
- **Reduce turnover time for vacated PHA units.**
- **Reduce time to renovate PHA units.**
- **Undertake measures to ensure access to PHA units regardless of unit size required.**
- **Maintain or increase Section 8 lease up rates.**
- **Apply for additional Section 8 Vouchers targeting the elderly and disabled.**
- **Pursue housing resources other than public housing and/or Section 8.**
- **Adopt rent policies to support and encourage work.**
- **Increase resident self sufficiency.**
- **Develop affordable mixed and multi-family housing for families below 60% AMI.**
- **Employ effective maintenance and management policies to minimize the number of PHA units off-line.**
- **Affirmatively market to families with disabilities and to races/ethnicities that have a disproportionate housing need.**

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Goal One: Increase the availability of decent, safe and affordable housing.

- We have maintained our Public Housing vacancies to less than 5%.
- We were designated as a High Performer in FY 2006, FY 2007 and again in 2008.
- We are renovating public housing. This last year we replaced shower surrounds at the Turner High Rise, renovated interior halls and corridors, purchased new appliances, and seal coated and striped parking areas project wide.
- We have participated in the development of affordable multi-family housing.
- We have project based 5 Section 8 Vouchers in that multi-family affordable housing development..
- We have revised our Public Housing Admissions and Continued Occupancy Policy, HA Lease, and Section 8 Administrative Plan to address the needs of victims of domestic violence, dating violence, sexual assault, and stalking.

Goal Two: Improve community quality of life and economic viability.

- We aggressively screen applicants and evict tenants for criminal behavior that threatens the life, health, safety and peaceful enjoyment of our residents.
- We redefined our Memorandum of Understanding with the Jacksonville Police Department to better understand the crimes that occur near our developments and developed strategies for identifying and reducing these problems.
- We aggressively issue and enforce notices of "No Trespass" to individuals for behavior that threatens the life, health, safety and peaceful enjoyment of our residents.
- We schedule additional police "call back" services in public housing and the neighborhoods surrounding public housing as needed.
- We have raised our RASS score and increased resident confidence in law enforcement, and enhanced public awareness of our efforts to reduce crime in or around public housing.
- We have renewed our contract with the Jacksonville Police Department redefining the problems and services the Jacksonville Police Department will provide.
- We have refined the Networking Agreement with the Crisis Center Foundation, a non-profit organization dedicated to providing services to victims of domestic violence and their children, to address the needs of victims of domestic violence.
- IL79-1 has become a "Campus of Learning". The presence of the Early Years Program has changed the public's perception of a once troubled development.
- We have developed and implemented an effective Carbon Monoxide Policy for our Section 8 Housing Choice Voucher Program.

Goal Three: Promote self-sufficiency and asset development of families and individuals.

- Early Years Program "Parent Educators" provides family support services, GED Classes, violence intervention, substance abuse counseling, job training, transportation, daycare and family counseling to PHA residents and Section 8 HCV Families.
- The Springfield Urban League Head Start Program offers an academic "head start" for younger students. Their presence in public housing has enriched the lives of many low-income families in Jacksonville.
- The 500 Club at the Beecher High Rise coordinates in home health care, "Door Bell Dinners", grocery shopping and laundry services for our elderly/disabled residents enabling them to live independently in their apartments. The Bread of Love is located at the Beecher and Turner High Rise serves a hot lunch and an evening meal to many of our elderly/disabled tenants.
- We are have providing and have attracted supportive services to our Housing Authority that are addressing the needs of victims of domestic violence, dating violence, sexual assault, and stalking.
- We entered into an agreement with MCS Community Services to lease two PHA apartments for a Transitional Housing Program through the Continuum of Care. The Transitional Housing Program provides temporary homes to displaced families with children, including victims of domestic violence, dating violence, or stalking. The program identifies barriers that are preventing families from moving into permanent housing and coordinates services to remove those barriers. Housing Authority Occupancy Specialists work with MCS staff in the coordination of Transitional Housing services. We accept applications from the participants for permanent housing and screen them for criminal history that would pose a threat to other PHA residents.
- PHA Occupancy Specialists help Public Housing residents who are non-exempt from Community Service in their search for a job and/or job training. The Occupancy Director conducts pre and post home buyer counseling for our Section 8 Homeownership Program. The Housing Authority has developed and implemented a Section 8 Voucher Homeownership Program.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or polices of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and require an open public meeting, resident consultation including comments and formal approval of the Board of Commissioners."

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

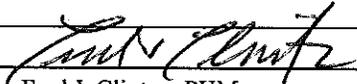
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 18th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Dept. of Housing & Urban Development	7. Federal Program Name/Description: Capital Fund CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Fred J. Clinton, PHM Title: Executive Director Telephone No.: 217-243-3338 Date: 3/16/09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

RESIDENT COMMENTS

The Morgan County Housing Authority has appointed all of our residents to the Resident Advisory Board. I meet monthly with our residents to discuss our Modernization programs and to answer any questions they may have. I also contribute to our monthly newsletter, “the Scoop” where I describe our programs to keep those tenants who are unable to attend the meetings informed about our activities. .

The Morgan County Housing Authority has engaged in an extensive process of seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we engaged in the following process:

- We drafted our Agency Plan in consultation with our maintenance staff and residents.
- I meet monthly with residents during regularly scheduled Tenant Council Meetings.
- All of our tenants are encouraged to participate during these monthly meetings.
- I met with the Housing Authority Board, and reviewed the Agency Plan.
- I published a notice in the local paper stating the Plan was available for review.
- I held a Public Hearing in my office located at 301 W. Beecher, Jacksonville, IL. At 10:00 a.m. on March 9, 2009, and no one attended.
- I submitted the Plan to the Housing Authority Board of Commissioners for their approval on March 12, 2009.

Copies of the advertisement I ran and minutes from the tenant council meetings and regular meeting of the Morgan County Housing Authority Board of Commissioners are available upon request. I had no participation in, and no comments from the “Open Public Hearing.”

The following material was available for review:

- Agency Plan
- Statement of Progress
- Annual Plan
- 2009 Stimulus Plan
- Five Year Plan
- P&E Reports
- Executive Statement

Our residents are very thankful for all of the improvements we have been able to accomplish over the years and continue to be supportive of our efforts.

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Margo Gilmore

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **AUGUST 31, 2013**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment: Membership of the Resident Advisory Board or Boards

Due to a lack of interest in a Resident Advisory Board I felt that it was necessary, in order to ensure that all residents of assisted housing had an opportunity to comment on the development of our Agency Plan, that I appoint them all to the Resident Advisory Board.

I continue to meet monthly with our residents during their regularly scheduled tenant council meetings keeping them informed and up to date as to the status of our modernization programs and policies and any changes therein.

I also cover the status of our Modernization Programs in the tenant newsletter, "The Scoop", and during our monthly Board Meetings which are open to the public. The Scoop is being mailed to every MCHA tenant.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Morgan County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Project IL79-2 Beecher High Rise, 301 West Beecher, Jacksonville, County of Morgan, Illinois 62650, Capital Fund Program
Project IL79-2 Beecher Cottages, 300 Block of Anna, 300 Block of Marion, 500 Block of S. West Str., Jacksonville, County of Morgan, Illinois, 62650, Capital Fund Program

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

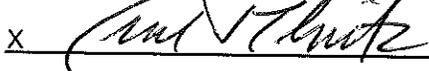
Name of Authorized Official

Fred J. Clinton, PHM

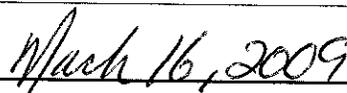
Title

Executive Director

Signature

X 

Date



VIOLENCE AGAINST WOMEN’S ACT HOUSING OPPORTUNITIES AND SAFETY FOR BATTERED WOMEN AND CHILDREN

Addressing the Housing Needs of Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

PROGRAMS AND SERVICES

The Morgan County Housing Authority currently offers a Transitional Housing Program in direct partnership with MCS Community Services providing temporary housing to displaced families with children. Many of whom may or may not have been a victim of domestic violence, dating violence, or stalking.

The MCHA entered into an agreement with MCS Community Services to lease two MCHA units for this Transitional Housing Program. The program is funded through the Continuum of Care, and provides a temporary home for these families. The MCS Program Coordinator working in coordination with the Morgan County Relief Office identifies the barriers preventing these families from moving into permanent housing, and coordinates services to remove these barriers. The HA Social Services Coordinator, and Public Housing Occupancy Specialist work in support of the MCS staff in the coordination of services.

POLICY CHANGES

The following changes were made to the Morgan County Housing Authority Admissions and Continued Occupancy Plan and Section 8 Administrative Plan. These changes were made to reflect the requirements of the Violence Against Women’s Act.

The Violence Against Women’s Act prohibits the MORGAN COUNTY HOUSING AUTHORITY from denying assistance or terminating tenancy because the applicant or members of the applicants household is a victim of domestic violence, dating violence, or stalking if the applicant is otherwise qualified to receive such assistance.

If the perpetrator is a member of the families’ household, the Housing Authority may require the individual to leave the household as a condition of receiving continued assistance for the remaining family.

The Housing Authority or owner may not terminate the lease solely on the basis of the tenant’s status as a victim of domestic violence, dating violence, or stalking unless the they can demonstrate an “actual and imminent threat to other tenants or those employed at or providing service to the property” if the tenancy, occupancy,

page two:

or program assistance of the victim is not terminated.

The Housing Authority or owner may terminate the lease of victims of domestic violence, dating violence, and stalking violence if the termination is for a lease violation premised on something other than an act of domestic violence, dating violence, or stalking against the victim and they hold the victim to a standard no more “demanding” than the standard to which other tenants are held.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Morgan County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

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

Name of Authorized Official Fred J. Clinton, PHM	Title Executive Director
Signature 	Date (mm/dd/yyyy) March 16, 2009



March 19, 2009

Mr. Fred Clinton
Executive Director
Morgan County Housing Authority
301 West Beecher
Jacksonville, Illinois 62650

401 N. Michigan Ave.
Chicago, IL 60611

312-836-5200 Main
312-836-5222 TDD

www.ihda.org

Dear Mr. Clinton:

I have reviewed the Morgan County Housing Authority Annual Plan for Fiscal Year 2009 and found it to be consistent with the State's Consolidated Plan.

Enclosed is the Certification of Consistency with the Consolidated Plan for your Housing Authority as it was submitted to the Illinois Housing Development Authority for approval.

If you need additional assistance, you may contact me at pmadlock@ihda.org or 312/836-5262.

Sincerely:

A handwritten signature in cursive script that reads "Pearl Madlock".

Pearl Madlock
Senior Housing Coordination Services Officer
Office of Housing Coordination Services

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, DeShana L. Forney, Exec. Director of the Illinois Housing Development Authority certify that the Five Year and Annual PHA Plan of the Morgan County Housing Authority is consistent with the Consolidated Plan of the State of Illinois _____ prepared pursuant to 24 CFR Part 91.

DeShana L. Forney 3/19/09

Signed / Dated by Appropriate State or Local Official

Carbon Monoxide Detector Act

The following changes were made to the Morgan County Housing Authority Section 8 Administrative Plan. These changes were made to reflect the requirements of the Carbon Monoxide Detector Act. Public Housing properties owned by the Housing Authority do not use combustible fuels, or are not sufficiently close to a combustible source, as determined by the local building inspector. All Public Housing properties use electric zone heaters, electric stoves, and electric hot water heaters.

N. Carbon Monoxide Alarm Detectors

1. Performance Requirements

- a. Each dwelling unit, and every structure that contains more than one dwelling unit, shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide detector may be combined with smoke detecting devices providing that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard. If the dwelling unit is occupied by any hearing-impaired person, the carbon monoxide detectors must have an alarm system, designed for hearing-impaired persons.
- b. It is the responsibility of the owner of the structure to supply and install all required alarms. It is the responsibility of the tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit, and to notify the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or authorized agent of the owner.

- c. The carbon monoxide alarms may be either battery powered, plug-in with battery back-up, or hard wired into the structure's AC power line with secondary battery back-up.
- d. The following residential units shall not require carbon monoxide detectors:
 1. A residential unit in a building that: (i) does not rely on combustion of a fossil fuel for heat, ventilation, or hot water; (ii) is not connected in any way to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the local building inspector, to receive carbon monoxide from that source.

2. A residential unit that is not sufficiently close to any source of carbon monoxide from that source, as determined by the local building inspector.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/01/09 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Morgan County Housing Authority

IL079

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2005 - 2009

Annual PHA Plan for Fiscal Years 2009 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Frances E. Ringle	Title Chairman
Signature <i>Frances E. Ringle</i>	Date 7-1-09

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: _____ FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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Signature of Executive Director		Date	Signature of Public Housing Director	Date

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			Date	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Morgan County Housing Authority IL079		Locality (City/County & State) Jacksonville, Morgan, Illinois			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY 2010 IL79-3 Scattered MIDD Sites Turner High Rise	Work Statement for Year 3 FFY 2011 IL79-2 Beecher High Rise Beecher Cottages	Work Statement for Year 4 FFY 2012 IL79-1 Walnut Terrace	Work Statement for Year 5 FFY 2013 IL79-1 Vas Homes
B.	Physical Improvements Subtotal	Annual Statement	\$627,800	\$679,100	\$685,800	\$594,545
C.	Management Improvements		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
F.	Other		\$60,700	\$64,540	\$65,060	\$60,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$713,500	\$768,640	\$775,860	\$679,545
L.	Total Non-CFP Funds					
M.	Grand Total		\$713,500	\$768,640	\$775,860	\$679,545

