

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>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>443</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"/> Not Applicable <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
	PHA 1:				PH HCV
	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: 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 HUD High Performer. • Maintain designation as a Section 8 High Performer. • Renovate/modernize public housing properties. • Leverage private or other public funds to create additional mixed finance or multi-family housing opportunities. • Reduce "One Strike" evictions through aggressive screening procedures. • Implement public housing security (police call back) to deter and reduce crime. • Renew MOU with the Jacksonville Police Department to better address the security needs of our public housing residents and surrounding community. • Issue and enforce notices of "No Trespass" to individuals for behavior that threatens the life, health, safety and peaceful enjoyment of our residents. Goal Two: Improve community quality of life and economic vitality. Objectives: <ul style="list-style-type: none"> • Renew Network Agreement with the Women's Crisis Center to better address the needs of victims of domestic violence. • Renew Network Agreement with the Prairie Council on Aging to better address the needs of the elderly/disabled. • Renew Data Sharing Agreement with the Dept. of Health and Human Services. • Renew Network Agreement with the Morgan County State's Attorney to better serve the needs of victims of crimes. • Renew Network Agreement with the Mental Health Center of Central Illinois to better serve the needs of the disabled. • Maintain Early Year's Program on site in public housing (Project IL79-1) to better address the needs of low-income public housing families and the surrounding community. • Provide "Boys Club & Girls Club" scholarships too low-income economically disadvantaged youth living in public housing. Goal Three: Promote family and individual self sufficiency and asset development. Objectives: <ul style="list-style-type: none"> • Provide or attract services to improve resident employability. • Provide Section 8 Homeownership Program. • Develop and Implement a HUD approved FSS Action Plan. • Provide or attract services that will enable the elderly/disabled to live independently. 				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1) Eligibility and Admissions - The MCHA ACOP and Section 8 Administration Plan were revised due to the implementation of the (EIV) Final Rule. Included in Attachment B. 2) Financial Resources - Included in Attachment B. 3) Rent Determination – No change. 4) Operations Management – MCHA ARRA Procurement Policy and MCHA Bed Bug Policy are included in Attachment B. 5) Grievance procedure – No change. 6) Designated Housing for Elderly Disabled – No changes 7) Community Service – The MCHA has developed and will implement a HUD approved Family Self Sufficiency Action Plan. 8) Safety and Crime – MCHA has a CO2 Policy. Included in Attachment B. 9) Pets – No change. 10) Civil Rights Certification – No change 11) Fiscal Year Audit – No change. 12) Asset Management – No change. 13) Violence Against Women – VAWA Policy is included in Attachment B. <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. All elements of the MCHA Agency Plan, 5 Year Plan and Annual Plan are readily available to the public and may be obtained at the MCHA Office located at 301 West Beecher, Jacksonville, IL. Copies of the 5 Year Plan and Annual Plan are also posted at the Turner High Rise located at 800 Hoagland Blvd., Jacksonville, IL. and the Early Year’s Program Administrative Office located at 110 Walnut Ct., Jacksonville, IL.</p>																				
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> <p>The MCHA intends to submit an application for the Mixed Finance Development of 18 units of Elderly/Disabled low-income affordable housing by April of 2010. These units will be located in the 300 Block of West Dunlap, Jacksonville, IL.</p> <p>The MCHA has submitted an application for the disposition of 18 units of low-income public housing located in Project IL79-1 Walnut Terrace. These units are currently being leased to School District #117 Early Year’s program. The addresses and bedroom size of these units are:</p> <table border="0" data-bbox="235 947 787 1073"> <tr> <td>110/112 Walnut Ct</td> <td>4brdm</td> <td>313/315 N. Clay Ct.</td> <td>3brdm</td> </tr> <tr> <td>114/116 Walnut Ct.</td> <td>3brdm</td> <td>317/319 N. Clay Ct.</td> <td>3brdm</td> </tr> <tr> <td>118/120 Walnut Ct.</td> <td>4brdm</td> <td>321/323 N. Clay Ct.</td> <td>3brdm</td> </tr> <tr> <td>126/128 Walnut Ct.</td> <td>4brdm</td> <td>308/310 N. Clay Ct.</td> <td>5brdm</td> </tr> <tr> <td>130/132 Walnut Ct.</td> <td>4brdm</td> <td></td> <td></td> </tr> </table>	110/112 Walnut Ct	4brdm	313/315 N. Clay Ct.	3brdm	114/116 Walnut Ct.	3brdm	317/319 N. Clay Ct.	3brdm	118/120 Walnut Ct.	4brdm	321/323 N. Clay Ct.	3brdm	126/128 Walnut Ct.	4brdm	308/310 N. Clay Ct.	5brdm	130/132 Walnut Ct.	4brdm		
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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).</p> <p><input checked="" 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> <ul style="list-style-type: none"> • The MCHA proposes to use 30 % of our Annual CFP, approximately \$200,000.00 annually, over the next 5 years for the development of Mixed Finance Affordable Housing. The proposed debt service repayment has been identified in our 2010 Annual and 5 Year Plan. 																				

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>The MCHA has 187 families on our Section 8 HCV Waiting List:</p> <ul style="list-style-type: none"> • 114/61% are below 30% AML. • 59/32% are between 30% and 50% AML. • 14/13% are over 50% but less than 80% AML • 150/80% are families • 30/16% are handicapped/disabled • 7/4% are elderly • 4/1% are Hispanic • 122/64% are white • 63/34% are black • 2/1% are other <p>On the Section 8 Waiting List there are 61 families and 25 elderly/disabled that need a 1bdrm apt., 49 families and 6elderly/disabled that need a 2bdrm apt., 26 families and 6 elderly/disabled that need a 3bdrm apt., 13 families that need a 4bdrm apt., and 1 family that needs a 5bdrm apt.,</p> <p>The MCHA has 175 families on our Public Housing Waiting List:</p> <ul style="list-style-type: none"> • 112/64% are below 30% AML. • 49/28% are between 30% and 50% AML. • 14/8% are over 50% but less than 80% AML • 131/75% are families • 32/31% are handicapped/disabled • 12/7% are elderly • 2/1% are Hispanic • 143/82% are white • 28/16% are black • 2/1% are other <p>On the Public Housing Waiting List there are 57 families and 27 elderly/disabled that need a 1bdrm apt., 35 families and 10 elderly/disabled that need a 2bdrm apt., 24 families and 6 elderly/disabled that need a 3bdrm apt., 11 families and 1 elderly/disabled that need a 4bdrm apt., and 4 families that needs a 5bdrm apt.,</p> <p>The 2000 CHAS Data Book for Morgan County states that there are 3,035 households with income below 50% of the AMI and 1,420 with incomes below 30% of the AML. Of those families 67% had some kind of housing problem, 66% had a cost burden greater than 30% and 51% 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. The supply of affordable housing is a 4, quality of affordable housing is a 3, accessibility of affordable housing is 2, size is a 2 and location is a 1.</p>
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9.1	<p>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.</p> <ul style="list-style-type: none"> • Maintain designation as a HUD High Performer. • Maintain designation as a Section 8 High Performer. • Maintain PHA Occupancy levels at 97% or better. • Maintain 100% utilization of budget authority in our Section 8 HCV Program. • Reduce “One Strike” evictions through aggressive screening procedures. • Aggressively evict tenants for drug related or violent criminal activity. • Apply for additional Section 8 Vouchers. • Pursue housing resources other than public housing or Section 8. • Develop mixed finance and affordable multi-family housing • Increase family self sufficiency activities and opportunities for both public housing and Section 8 participants. • Employ effective maintenance and management policies to reduce unit turn around time for vacated MCHA units. • Affirmatively market to families with disabilities and to races and ethnic groups that have a disproportionate housing need.
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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 kept public housing vacancies to less than 5%.
- We have maintained our designation as a High Performer.
- We have maintained our designation as a Section 8 High Performer.
- We continue to modernize/renovate public housing properties PHA Wide.
- We have leveraged both private and public funds in the development of 22 units of low-income affordable multi-family housing and 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.
- We notify tenants, and applicants, of their rights as victims of domestic violence at the time of their application and/or re-exam.
- We have aggressively screened applicants and/or evicted tenants for criminal behavior that would threaten the life, health, safety and peaceful enjoyment of our residents.
- We have renewed 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 continue to schedule additional police "call back" services to deter criminal drug related activity in Project IL79-1, Walnut Terrace/Vas Homes, and immediate neighborhoods surrounding that project.

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

- We have refined the Networking Agreement with the Women's Crisis Center 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.
- We have renewed our Network Agreement with the Prairie council on Aging to better address the needs of the elderly/disabled.
- We have renewed our Data Sharing Agreement with the Illinois Dept. of Health and Human Services.
- We have renewed our Network Agreement with the Morgan County State's Attorney to better serve the needs of victims of crime.
- We have renewed our Network Agreement with the mental health center of Central Illinois to better serve the needs of the disabled.
- We have applied for the disposition of 18 units of low-income public housing located in Project IL79-1. In 1999 these units were vacant, dilapidated and targeted for demolition. They were eventually converted into classrooms for use by School District #117 Early Year's Program. The Early Year's Program provides Family Self Sufficiency activities to our public housing residents and surrounding neighborhoods.
- We have developed a FSS Action Plan and are preparing to submit it to HUD for approval.
- We have developed and implemented an effective Carbon Monoxide Policy for our Section 8 Housing Choice Voucher Program.
- We are providing scholarships for low-income economically disadvantaged youth living in public housing. These scholarships enable 20 PHA youth to attend both summer and after school activities sponsored by the Morgan County Boys Club and Girls Club.

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

- The Early Years Program 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.
- We have applied for the disposition of 18 units of low-income public housing located in Project IL79-1. In 1999 these units were vacant, dilapidated and targeted for demolition. They were eventually converted into classrooms for use by School District #117 Early Year's Program. The Early Year's Program provides Family Self Sufficiency activities to our public housing residents and surrounding neighborhoods.
- We have developed a FSS Action Plan and are preparing to submit it to HUD for approval..
- 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 Prairie Council on Aging 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.
- MCHA 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 policies of the MCHA 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 there under 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.)**

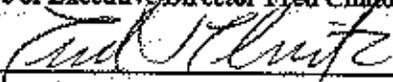
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

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.

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: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P079501010 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" 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
18a	1501 Collateralization or Debt Service paid by the PHA	200,000			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	799,700			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	75,300			
23	Amount of line 20 Related to Security - Soft Costs	40,000			
24	Amount of line 20 Related to Security - Hard Costs	25,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Fred Clinton		Date	Signature of Public Housing Director		Date
		2/11/10			

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 CFFP Grants for operations.
⁴ RHP funds shall be included here.

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

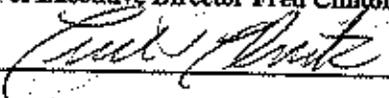
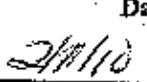
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P07950108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <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	
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)	716,957	716,957	716,957	605,180.78	
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	20,000	20,000			
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director Fred Clinton		Date		Signature of Public Housing Director		
		2/11/10				

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.

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: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P07950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <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
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)	753,300	742,297	190,871.95	190,871.95
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	35,000	35,000	30,410	30,410
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Fred Clinton 		Date	Signature of Public Housing Director 		Date

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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

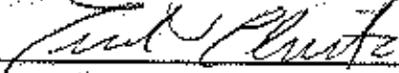
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: EL06507950109 Replacement Housing Factor Grant No: Date of CHFP:	FFY of Grant:2009 FFY of Grant Approval:
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	907,526	907,526	68,500	57,971.15
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				

Signature of Executive Director Fred Clinton 	Date 2/11/10	Signature of Public Housing Director	Date
--	-----------------	--------------------------------------	------

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⁴ RHF funds shall be included here.

RESIDENT COMMENTS

The Morgan County Housing Authority appointed all of our residents to the Resident Advisory Board. I meet monthly with our residents to discuss our Modernization programs and answer any questions they may have.

I contribute a monthly article to our newsletter “The Scoop” where I describe our CFP activities keeping those tenants who were unable to attend the RAB monthly meeting informed and up to date on our Capital Fund Programs.

The Morgan County Housing Authority is engaged in an ongoing 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 RAB Meetings.
- All of our tenants are encouraged to participate during these monthly meetings.
- In December of 2008 the Housing Authority Board reviewed the Agency Plan.
- On October 11, 2009 and again on January 31, 2010 I published a notice in the local paper stating that our Plan was available for review.
- I held a Public Hearing on our Agency Plan and Dispo Application in my office located at 301 W. Beecher, Jacksonville, IL. At 10:00 a.m. on December 10, 2009 and again on February 11, 2010. No one attended.
- I submitted the Plan to the Housing Authority Board of Commissioners for their approval on February 11, 2009 at 5:00 pm.

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
- 2010 Annual Plan
- 2009 Stimulus Grant
- Five Year Action Plan
- P&E Reports
- Dispo Application
- FSS Action Plan

Resident comments included requests for new community room furniture, a satellite dish system, additional exterior lighting, enhanced security, and window replacement. These items have been incorporated into our 2009 and 2010 Annual Plan. All of our residents have been very grateful 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:

Mr. Len Pinney

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.

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P079501010 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **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	80,000			
4	1410 Administration (may not exceed 10% of line 21)	15,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	63,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	75,500			
10	1460 Dwelling Structures	357,300			
11	1465.1 Dwelling Equipment—Nonexpendable	8,400			
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				

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.

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: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P079501010 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<input checked="" 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	
18a	1501 Collateralization or Debt Service paid by the PHA	200,000				
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)	799,700				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	75,300				
23	Amount of line 20 Related to Security - Soft Costs	40,000				
24	Amount of line 20 Related to Security - Hard Costs	25,000				
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director Fred Clinton			Date	Signature of Public Housing Director		
				Date		

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.

Part II: Supporting Pages								
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P079501010 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL79-2 Beecher High Rise & Cottages	Miscellaneous Site Improvements	1450	100%	75,500				
	Lawn maintenance program			5,000				
	Mill & resurface asphalt			11,500				
	Perimeter fencing			34,000				
	Security Cameras			25,000				
	Miscellaneous Dwelling Unit Upgrades	1460	100%	357,300				
	Roof replacement			30,000				
	Kitchen cabinets - ADA accessible			282,000				
	Exterior doors and hardware			42,000				
	ADA closet door hardware			2,400				
	Stoves & Refrigerators	1465.1	20%	8,400				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Morgan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P079501010 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Walnut Terrace & Vas Homes IL79-1	Management Improvemnts	1408	100%	80,000				
	BCGC PHA Youth Scholarships			20,000				
	Police Call Back Services			40,000				
	Community Liason Officer			20,000				
Administration COCC	Contract Management	1410	5%	15,000				
	Modernization Coordination							
Fees & Costs	Costs associated with the development of specifications and the IFB	1430	10%	63,500				
Debt Service	Collateralization or Debt Service paid Via System of Direct Payment	1501	30%	200,000				
	Low-income Mixed Finance							
	Affordable Housing Development							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Morgan County Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL79-2 Beecher high Rise & Cottages	9/30/2012		9/30/2014		
Management Improvements	9/30/2012		9/30/2014		
Administration	9/30/2012		9/30/2014		
PHA Debt Service	9/30/2012		9/30/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P07950109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09 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	35,000	140,000	30,410	30,410
4	1410 Administration (may not exceed 10% of line 21)	5,000	5,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000	85,000	48,793.24	48,793.24
8	1440 Site Acquisition				
9	1450 Site Improvement	46,200	46,200		
10	1460 Dwelling Structures	582,100	466,097	111,668.71	111,668.71
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				

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.

Part I: Summary					
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P07950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <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
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)	753,300	742,297	190,871.95	190,871.95
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	35,000	35,000	30,410	30,410
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Fred Clinton			Date	Signature of Public Housing Director	
				Date	

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.

Part II: Supporting Pages								
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P07950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
79-2 Beecher High Rise	Miscellaneous Site Improvements	1450	100%	46,200	46,200			Incomplete
	site lighting, development signs, lawn maintenance, new sidewalks, patios, trash enclosures, clean masonry.							
79-2 Beecher High Rise	Miscellaneous Dwelling Unit Upgrades	1460	100%	466,097	466,097	111,668.71	111,688.71	Incomplete
	clean exterior surfaces, replace roof, new interior doors, new closet shelves, new closet doors, add fire retardant to expansion joints, install CCTV.							
PHA Wide	Police Call Back, BCGC Scholarships, Liasion Officer	1408	20%	140,000	140,000	30,410	30,410	Incomplete
Administration	Contract Management, Mod Coordination	1410	1%	5,000	5,000			Incomplete
Fees & Costs	A&E Services, PNA & Energy Audit	1430	10%	85,000	85,000	48,793.24	48,793.24	Incomplete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Morgan County Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
79-2 Beecher High Rise	09/30/2011		09/30/2013		
PHA Wide	09/30/2011		09/30/2013		
Administration	09/30/2011		09/30/2013		
Fees & Costs	09/30/2011		09/30/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S07950109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09 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	40,700	60,700	68,500	57,971.15
8	1440 Site Acquisition				
9	1450 Site Improvement	83,200	73,200		
10	1460 Dwelling Structures	783,626	773,626		
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				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S07950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<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	
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)	907,526	907,526	68,500	57,971.15	
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					
Signature of Executive Director Fred Clinton			Date	Signature of Public Housing Director		
				Date		

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.

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P07950108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval:	

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09
 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	40,000	54,500	54,500	57,753.63
4	1410 Administration (may not exceed 10% of line 21)	5,000	5,000	5,000	5,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	97,226	97,226	100,838.83
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	586,757	523,800	523,800	405,157.32
11	1465.1 Dwelling Equipment—Nonexpendable	35,200	36,431	36,431	36,431
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				

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.

Part I: Summary					
PHA Name: Morgan County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P07950108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<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
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)	716,957	716,957	716,957	605,180.78
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	20,000	20,000		
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Fred Clinton			Date	Signature of Public Housing Director	
				Date	

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.

Part II: Supporting Pages								
PHA Name: Morgan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P07950108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
79-1 Walnut Terrace & VAS Homes	Miscellaneous Site Improvements	1460	100%	315,717	419,510.13	419,510.13	300,867.45	Incomplete
	site lighting, development sign, patio & sidewalk replacement, masonry cleaning, trash enclosures, lawn maintenance.							
79-2 Beecher High Rise & Cottages	Miscellaneous Site Improvement (see above)	1460	100%	271,040	104,289.87	104,289.87	104,289.87	Complete
79-1 Walnut Terrace & VAS Homes	Stoves & Refrigerators	1465.1	100%	35,200	36,431	36,431	36,431	Complete
PHA Wide	Police Call Back, Community Liasion Office, Computer Upgrade	1408	100%	40,000	54,500	54,500	57,753.63	Incomplete
Administration	Contract Management, Mod Coordination	1410	1%	5,000	5,000	5,000	5,000	Complete
Fees & Costs	A&E Services	1430	10%	50,000	97,226	97,226	100,838.83	Incomplete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Morgan County Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
79-1 Walnut Terrace & VAS Homes	09/30/2010		09/30/2012		
79-2 Beecher High Rise & Cottages	09/30/2010		09/30/2012		
PHA Wide	09/30/2010		09/30/2012		
Administration	09/30/2010		09/30/2012		
Fees & Costs	09/30/2010		09/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 2010 IL79-2 Beecher Cottages	Work Statement for Year 2 FFY 2011 IL79-2 Beecher High Rise	Work Statement for Year 3 FFY 2012 IL79-3 Turner High Rise & Scattered MIDD Sites	Work Statement for Year 4 FFY 2013 IL79-1 Vas Homes	Work Statement for Year 5 FFY 2014 IL79-1 Walnut Terrace
B.	Physical Improvements Subtotal	Annual Statement	\$360,600	\$435,400	\$365,500	\$469,200
C.	Management Improvements		\$80,000	\$80,000	\$80,000	\$80,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$15,000	\$15,000	\$15,000	\$15,000
F.	Other (A&E Costs)		\$75,800		\$81,800	
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$200,000	\$200,000	\$200,000	\$200,000
K.	Total CFP Funds		\$731,400	\$730,400	\$742,300	\$764,200
L.	Total Non-CFP Funds					
M.	Grand Total		\$731,400	\$730,400	\$742,300	\$764,200

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

Instructions:

*For each Element below that **HAS** changed since the last PHA Plan, using the HUD 50075 instructions, enter the “changed” text in column 3.*

*For each Element below that **HAS NOT** changed since the last PHA Plan, enter “No Change” in column 3.*

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
	Plan Element	Column #3
1.	<p>Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.</p>	<p style="text-align: center;">Enterprise Income Verification ACOP/Section 8 Admin Plan</p> <p>Prior to admission each family member must provide a Social Security Number. Each family member, except those age 62 or older as of January 31, 2010, whose initial determination of eligibility was begun before January 31, 2010, must submit their complete and accurate SSN and the following documentation to verify each SSN; a valid SSN card issued by the SSA, an original document issued by a federal or state government agency which contains the name of the individual and the SSN of the individual along with other identifying information, such other evidence of the SSN as HUD may prescribe. Prior to being added to the lease a new household member who is at least 6 years of age or under 6 years of age or under the age of six and has an assigned SSN must provide verification of their Social Security number. New family members under the age of 6 who has no assigned SSN shall be required to provide the complete and accurate SSN assigned to each new child and the documentation referred to above within 90 calendar days of the child being added to the lease. If any member of the household has been assigned a new SSN the assisted household the SSN at either the time of receipt of the new SSN or at the next interim or regularly scheduled re-examination or re-certification of family composition or income, or other re-examination or re-certification, or at such earlier time specified by the housing Authority. The best verification of the Social Security number is the original Social Security card. If the card is not available, the MORGAN COUNTY HOUSING AUTHORITY will accept letters from the Social Security Agency that establishes and states the participants name and SSN. Documentation from other federal or state governmental agencies will also be accepted that establishes and states the participants name and SSN. Driver's licenses, military IDs, passports, or other official documents that establish and state the number are also acceptable. If a member of an applicant family indicates they have a Social Security number, but cannot readily verify it, the family cannot be housed until verification is provided. If a member of a tenant family indicates they have a Social Security number, but cannot readily verify it, they shall be asked to certify to this fact and shall have up to sixty (90) days to provide the verification. If the individual is at least 62 years of age, they will be given one hundred and twenty (120) days to provide the verification. If the individual fails to provide the verification within the time allowed, the family will be evicted.</p>

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

2.	Financial Resources.	Sources	Amount	Planned Uses	
		1. Federal Grants (FY 2009 grants)			
		Public Housing Operating Fund	\$919,344	PHA Operations	
		Public Housing Capital Fund	\$674,204	Capital Improvements	
		Annual Contributions for Section 8 HCV	\$704,616	Section 8 HCV Program	
		2. ARRA Stimulus		\$907,526	Capital Improvements
		3. Public Housing Dwelling Rental Income		\$666,083	PHA Operations
		4. Other income (list below)			
		Non-dwelling Rent	\$24,800	PHA Operations	
		Interest Income	\$30,919	PHA Reserves	
		4. Non-federal sources (list below)		\$9,257	PHA Operations
Total Resources		\$3,936,849			
3.	Rent Determination.	No change.			

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

4.	Operation and Management.	<p>The MCHA ARRA Procurement Policy: To the greatest extent possible, and in the best interests of the Authority, only American-made iron, steel and manufactured goods shall be purchased with ARRA funds. Solicitation procedures are conducted in full compliance with Federal standards stated in 24 CFR 85.36. State and local laws and regulations shall not apply to Capital Fund Stimulus Grants. Record Retention 24 (CFR 85.36(b) (9)). The PHA must maintain records sufficient to detail the significant history of each procurement action. Such documentation is particularly important in the event a protest is lodged against the PHA. It will also facilitate future purchases of similar supplies or services since it will not be necessary to recreate solicitation documents. Supporting documentation shall be in writing and placed in the procurement file. These records shall include, but shall not necessarily be limited to, the following: Rationale for the method of procurement selected. For example, the contract file would not need to state why the Contracting Officer chose small purchase procedures to order a desk but would want to note why non competitive proposals was used for a roofing contract. The solicitation. Selection of contract pricing arrangement, but only if not apparent. For example, the contract file would not need to document why a firm fixed-price was used to obtain building materials. Information regarding contractor selection or rejection, including, where applicable, the negotiation memo, the source selection panel, evaluation report, cost and price analysis, email correspondence (including offers, selections, pertinent pre- and post-award discussions and negotiations, etc.)Basis for the contract price, and Contract administration issues/actions. The level of documentation should be commensurate with the value of the procurement. Record Retention (24 CFR 85.42(a) & (b)). PHAs shall retain all significant and material documentation and records concerning all procurements they conduct. These records must be retained for a period of three years after final payment and all matters pertaining to the contact are closed. If any claims or litigation are involved, the records shall be retained until all issues are satisfactorily resolved. Audits. HUD and the Comptroller General of the United States have the right to audit all books, documents, papers, and records of the PHA that are pertinent to financial assistance provided by HUD (see section 15 of the Annual Contributions Contract, or ACC). HUD will periodically perform audits and management review of the PHA procurement function to determine whether the PHA’s procurement actions meet the requirements set forth in 24 CFR 85.36. Additionally, 24 CFR 85.36(i) (11) requires PHAs to include in their contracts a clause requiring retention by the contractor of all required records pertaining to the contract. These records must be retained for a period of three years after final payment and all others matters pertaining to the contract is closed.</p> <p>MCHA Bed Bug Policy: When you have positively identified your problem as a bed bug infestation, it is time to clean and sanitize the affected areas. If you have the money for another mattress it would be a good idea to throw the old one out! If you can’t afford another mattress, vacuuming the mattress along the tufts, seams, buttons, and folds and applying a sealable cover over the mattress should be sufficient. Meanwhile, wash ALL clothes, linens, and beddings in hot water, and dry on a high temperature setting in a dryer. You should also vacuum your tile floors wash them with hot water and a mild solution of chlorine bleach. After you have thoroughly cleaned and vacuumed your apartment the MCHA will spray the affected area along floor boards, wall cracks and crevices, and behind outlet cover plates with an insecticide. An insecticide powder may also be used to eradicate a bedbug infestation. Getting rid of bed bugs is not an easy process, and in some cases bed bug infestations may require you to have your unit treated by a certified pest control expert. The tenant’s failure to thoroughly clean and vacuum their personal possessions and their apartment as described in par. 3 above, or failure to allow MCHA staff, contractors employed by the MCHA, or other pest control experts access to treat their unit for bed bug infestation, will be considered a serious violation of their lease and grounds for termination.</p>
5.	Grievance Procedures.	No Change.

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

6.	Designated Housing for Elderly and Disabled Families.	No Change.
7.	Community Service and Self-Sufficiency.	The MCHA has developed a Family Self Sufficiency Action Plan and will submit the FSS Action Plan to HUD for approval.
8.	Safety and Crime Prevention.	<p>No change in crime prevention.</p> <p style="text-align: center;">Carbon Monoxide Policy</p> <p>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. 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. 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. 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. The following residential units shall not require carbon monoxide detectors: 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. A residential unit that is not sufficiently close to any source of carbon monoxide from that source, as determined by the local building inspector.</p>
9.	Pets.	No change.
10.	Civil Rights Certification.	No change.
11.	Fiscal Year Audit.	There were no audit findings to report.
12.	Asset Management.	No Change.

Attachment B

Section 6.0 -- PHA Plan Elements. (24 CFR 903.7)

13.	Violence Against Women Act (VAWA).	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, 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. The Housing Authority has a Network Agreement with the Women’s Crisis that allows us to better address the needs of victims of domestic violence, dating violence, sexual assault and stalking.
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**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 ~~5~~-Year and/or ~~Annual~~ PHA Plan for the PHA fiscal year beginning ~~7/01/2010~~ 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
PHA Name

IL079
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20 10

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	Title
<u>Frances E. Ringle</u>	<u>Chairman</u>
Signature	Date
<u>Frances E. Ringle</u>	<u>2/12/2010</u>