

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P07950112 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 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	90,000			
3	1408 Management Improvements	10,000			
4	1410 Administration (may not exceed 10% of line 21)	17,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,400			
10	1460 Dwelling Structures	383,654			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
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: IL06P07950112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2012 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					
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)	574,554				
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	10,000				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			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: IL06P07950112 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
PHA Wide	Operations	1406	20%	90,000				
PHA Wide	Management Improvements	1408	100%	10,000				
	Police "Call Back" services							
COCC	Administration	1410	10%	17,500				
	A&E Costs	1430	10%	43,000				
	Contract Management							
IL079-1	Site Improvements	1450	100%	20,400				
Walnut Terrace & Vas Homes	Reseal & Stripe parking Areas							
IL079-1	Dwelling Structures	1460	50%	155,904				
Walnut Terrace & Vas Homes	Replace Damaged Roofs, Gutters & Downspouts under Forced Account							
IL079-3	Roof Replacement	1460	100%	110,000				
Turner High Rise	Elevator Upgrade - Eco Space Elevator	1460	100%	117,750				
IL079-1	Dwelling Equipment - Non-expendable	1465.1	20	10,000				
Walnut Terrace & Vas Homes	Refrigerators & Stoves							

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: 2012	
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	
PHA Wide Operationsw	03/11/2014		03/11/2016		
PHA Wide Management Improvements	03/11/2014		03/11/2016		
COCC Administration	03/11/2014		03/11/2016		
A&E Costs	03/11/2014		03/11/2016		
IL079-1 Walnut Terrace Vas Homes	03/11/2014		03/11/2016		
Site Improvements					
IL079-1 Walnut Terrace Vas Homes	03/11/2014		03/11/2016		
Dwelling Structures					
IL79-3 Turner High Rise Dwelling Structures	03/11/2014		03/11/2016		
IL079-1 Walnut Terrace Vas Homes	03/11/2014		03/11/2016		
Dwelling Equipment					

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.

5.2	<p>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.</p> <p>Goal One: Increase the availability of decent, safe and affordable housing. Objectives:</p> <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 affordable housing opportunities. • Reduce “One Strike” evictions through aggressive screening procedures. • Implement public housing security (police call back) and security cameras to deter and reduce crime. • Renew MOU with the Jacksonville Police Department to better address the security needs of our public housing residents and the 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. <p>Goal Two: Improve community quality of life and economic vitality. Objectives:</p> <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 to better serve the needs of low-income families. • Renew Network Agreement with the Morgan County State’s Attorney to better serve the needs of crime victims. • Renew Network Agreement with Pathway Services, Elm City Center, and Mental Health Center of Central Illinois to better serve the needs of the disabled. • Maintain the Early Year’s Program and Springfield Urban League Head Start on site in public housing to better serve the educational needs of low-income families in public housing and the community. • Maintain School District #117 Special Services on site in public housing to better serve the educational needs of disabled families and their children in public housing and the community. <p>Goal Three: Promote family and individual self sufficiency and asset development. Objectives:</p> <ul style="list-style-type: none"> • Provide for or attract services to improve resident employability. • Provide a Section 8 Homeownership Program. • Provide for 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 has implemented a preference for residents of Morgan County and a separate Waiting List for the City of Meredosia in our Section 8 Admin Plan. Included in attachment B. 2. Financial Resources – Included in Attachment B 3. Rent Determination – No Change. 4. Operations Management – The MCHA has developed a Bed Bug Policy and revised our No Trespass Policy. These policy changes are included in Attachment B. 5. Grievance Procedure – No Change. 6. Designated Housing for Elderly/Disabled – No Change. 7. Community Service – No Change. 8. Safety and Crime – The MCHA has a CO2 Policy (Included in Attachment B) and we have installed security cameras PHA Wide. 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, Illinois, or by calling (217)243-3338, Monday through Friday between the hours of 9 and 4:30 pm.</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 submitted an application to the Illinois Housing Development Authority for the development of 22 units of low-income, affordable, elderly/disabled housing. These units will be located at 1200 Tendick, Jacksonville, IL. If approved the MCHA will seek approval to Project Base 5 Section 8 HCV at this development.</p> <p>On February 2, 2010 the MCHA submitted an application for the disposition of 18 units of low-income public housing located in Project IL79-1, Walnut Terrace. HUD/SAC Headquarters has approved our Disposition Application. These units are currently being leased to School District #117 Early Years Program, Special Services.</p> <p>110/112 Walnut Ct. 4 bdrm 313/315 N. Clay Ct. 3 bdrm 114/116 Walnut Ct. 3 bdrm 317/319 N. Clay Ct. 3 bdrm 118/120 Walnut Ct. 4 bdrm 321/323 N. Clay Ct. 3 bdrm 126/128 Walnut Ct. 4 bdrm 308/310 N. Clay Ct. 5 bdrm 130/132 Walnut Ct. 4 bdrm</p>
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> <p>Included as an attachment.</p>
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> <p>Included as an attachment.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The MCHA has 104 families on our Section 8 HCV Waiting List:</p> <ul style="list-style-type: none"> • 70/67% are extremely low less than 30% AMI. • 28/26% are very low between 30% and 50% AMI. • 6/.05% are low income over 50% but less than 80% AMI. • 75/72% are families. • 25/24% are handicapped/disabled. • 7/.06% are elderly. • 2/.01% are Hispanic. • 47/45% are White. • 56/53% are Black. • 0/.0% are Asian. • 1/.009% are Mixed. <p>On the Section 8 Waiting List there are 21 families and 16 elderly/disabled that need a 1 bdrm unit, 22 families and 6 elderly/disabled that need a 2 bdrm unit, 16 families and 4 elderly/disabled that need a 3 bdrm unit, 7 families and 3 elderly/disabled that need a 4 bdrm unit, and 0 families that need a 5 bdrm unit.</p> <p>The MCHA has 48 families on our Public Housing Waiting List:</p> <ul style="list-style-type: none"> • 30/62% are extremely low less than 30% AMI. • 5/.04% are very low between 30% and 50% AMI. • 11/10% are low income over 50% but less than 80% AMI. • 2/.01% are high income over 80% AMI. • 34/32% are families. • 7/.06% are handicapped/disabled. • 7/.06% are elderly. • 3/.02% are Hispanic. • 40/38% are White. • 8/.07% are Black. • 0/.0% are Other. <p>On the Public Housing Waiting List there are 15 families and 9 elderly/disabled that need a 1 bdrm unit, 5 families and 5 elderly/disabled that need a 2 bdrm unit, 10 families and 0 elderly/disabled that need a 3 bdrm unit, 4 families and 0 elderly/disabled that need a 4 bdrm unit, and 0 families that need a 5 bdrm unit.</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 AMI. Of these 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 a 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 occupancy levels at 97% or better. • Maintain 100% utilization of Section 8 HCV Budget Authority. • 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 and Section 8. • Develop mixed finance and/or affordable low-income 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 public housing 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 HUD High Performer.
- We have maintained our designation as a Section 8 High Performer.
- We continue to modernize/renovate public housing properties.
- We are leveraging both private and public funds in the development of 22 units of low-income affordable elderly/disabled housing and intend on project basing 5 Section 8 Housing Choice Vouchers in that development.
- We have revised our Public Housing ACOP, MCHA Lease and Section 8 Admin 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 employ additional police "call back" services to deter criminal, drug related activity as needed PHA Wide.

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

- We have redefined the Networking Agreement with the Women's Crisis center a non-profit organization dedicated to providing services to victims of domestic violence and their families to better 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 Department of Health and Human Services to better address the needs of low-income families.
- 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 Agreements with Elm City, Pathway Services and the Mental Health Center of Central Illinois to better serve the needs of the disabled.
- We submitted and HUD/SAC Headquarters has approved 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. We converted these units into classrooms for use by School District #117 Early Years Program. The Early Years Program provides self sufficiency activities to our public housing residents and the surrounding community.
- We have developed and implemented an effective Carbon Monoxide Policy for our Section 8 housing Choice Voucher Program.

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

- The Early Years Program provides and/or coordinates family support services, transportation, daycare, family counseling, GED classes, violence intervention, substance abuse counseling, and job training to PHA families and their children, Section 8 participants and the community.
- 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 public housing families and the community.
- The Prairie Council on Aging coordinates in home health care services, "Door Bell" dinners, shopping trips and laundry services for the elderly/disabled resident. These services enable our elderly/disabled residents to live independently in their homes.
- The Bread of Love program serves a hot lunch and evening meals at two locations in public housing; the Turner High Rise and the Beecher High Rise..
- The Morgan County Housing Authority has developed and implemented a Section 8 Homeownership Program. The Assistant Director conducts pre and post home buyer counseling for our Section 8 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 thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

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 type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 3 FFY 2012 IL79-1 Walnut Terrace / Vas Homes	Work Statement for Year 4 FFY 2013 IL79-1 Vas Homes / Walnut Terrace	Work Statement for Year 5 FFY 2014 IL79-3 Turner High Rise & Scattered MIDD Sites	Work Statement for Year 6 FFY 2015 IL79-3 Turner High Rise & Scattered MIDD Sites	Work Statement for Year 7 FFY 2016 IL79-3 Turner High Rise & Scattered MIDD Sites
B.	Physical Improvements Subtotal	Annual Statement	\$365,700	\$446,800	\$484,400	\$517,750
C.	Management Improvements		\$30,000	\$30,000	\$30,000	\$30,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$25,000	\$25,000	\$25,000	\$25,000
F.	Other (A&E Costs)		\$82,500	\$83,000	\$83,000	\$83,000
G.	Operations		\$120,000	\$120,000	\$120,000	\$120,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$623,200	\$704,800	\$742,400	\$775,750
L.	Total Non-CFP Funds					
M.	Grand Total		\$623,200	\$704,800	\$742,400	\$775,750

Part I: Summary (Continuation)						
PHA Name/Number Morgan County 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 _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Part I: Summary	
PHA Name: Morgan County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P07950110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3) <input type="checkbox"/> Final Performance and Evaluation Report
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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	50,000	24,611	6,661	6,661
4	1410 Administration (may not exceed 10% of line 21)	15,000	17,500	17,500	4,673
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	63,500	71,950	71,950	18,500
8	1440 Site Acquisition				
9	1450 Site Improvement	171,500	186,500	175,000	
10	1460 Dwelling Structures	429,150	429,150		
11	1465.1 Dwelling Equipment—Nonexpendable	8,400	7,839	7,839	7,839
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: IL06P07950110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011			<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)	737,550	737,550	278,950	37,673
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	75,300	75,300		
23	Amount of line 20 Related to Security - Soft Costs	40,000	20,000	6,661	6,661
24	Amount of line 20 Related to Security - Hard Costs	40,000	175,000		
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: IL06P07950110 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 Plaza	Miscellaneous Site Improvements	1450	100%	11,500	186,500	175,000		Ongoing
	Mill & resurface asphalt			11,500	11,500			
IL79-1 Walnut/Vas	Fire & Police Security Camera System			60,000	63,000	63,000		Under Contract
IL79-2 Beecher Plaza	Fire & Police Security Camera System			50,000	80,000	80,000		Under Contract
IL79-3 Turner High	Fire & Police Security Camera System			50,000	32,000	32,000		Under Contract
IL79-2 Beecher Plaza	Miscellaneous Dwelling Unit Upgrades	1460	100%	429,150	429,150			Incomplete
	Replace showers, & hardware .			30,000	30,000			
	Install tub surround & new grab bars,			42,000	42,000			
	Replace kitchen wall cabinets, ADA			254,750	254,750			
	ADA closet door hardware			2,400	2,400			
IL79-3 Turner MIDD	Wheel Chair "Roll in" Showers"	1460	15%	100,000	100,000			Incomplete
IL79-2 Beecher Plaza	Stoves & Refrigerators & AC units	1465.1	20%	8,400	7,839	7,839	7,839	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 II: Supporting Pages								
PHA Name: Morgan County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P07950110 CFPP (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	
Management Improvements								
Walnut Terrace & Vas Homes IL79-1	Police Call Back Services	1408	100%	40,000	18,661	6,661	6,661	
Turner High Rise IL79-3	Computer/PBM Office Equipment	1408	100%	10,000	5,950			
Administration COCC	Modernization Coordination Management	1410	5%	15,000	17,500	17,500	4,673	
Fees & Costs	Costs associated with the development of specifications and the IFB	1430	10%	63,500	71,950	71,950	18,500	

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	7/14/2012		7/14/2014		
PHA Wide Security Cameras	7/14/2012	09/09/2011	7/14/2014		
Management Improvements	7/14/2012		7/14/2014		
Administration	7/14/2012	12/31/2011	7/14/2014		
A&E Costs	7/14/2012	09/14/2011	7/14/2014		

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: IL06P079501011 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/2011 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	60,000	60,000		
3	1408 Management Improvements	20,000	20,000		
4	1410 Administration (may not exceed 10% of line 21)	25,000	25,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,800	75,800		
8	1440 Site Acquisition				
9	1450 Site Improvement	101,600	101,600		
10	1460 Dwelling Structures	328,953	328,953		
11	1465.1 Dwelling Equipment—Nonexpendable	22,000	22,000		
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: IL06P079501011 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 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: 12/31/2011			<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)	633,353	633,353		
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: IL06P079501011 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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 Plaza	Miscellaneous Site Improvements	1450	100%	101,600				
	Lawn maintenance			5,000				
	Mill & resurface asphalt			72,000				
IL79-3 Turner High Rise	Replace transformers			24,600				
IL79-2 Beecher Plaza	Miscellaneous Dwelling Unit Upgrades	1460	100%	328,953				
	Replace showers, hardware			225,253				
	Entry doors and hardware			81,000				
	Elevator cab finishes			2,000				
	Caulk exterior windows			20,700				
	Stoves , refrigerators & AC units	1465.1	20%	22,000				

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: IL06P079501011 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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%	20,000				
	Police Call Back Services			20,000				
Administration COCC	Contract Management	1410	5%	25,000				
	Modernization Coordination							
Fees & Costs	Costs associated with the development of specifications and the IFB	1430	10%	75,800				
PHA Wide	Operations	1406	10%	60,000				

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: 2011	
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	8/03/2013		8/03/2015		
Management Improvements	8/03/2013		8/03/2015		
Administration	8/03/2013		8/03/2015		
PHA Debt Service	8/03/2013		8/03/2015		

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.

**MORGAN COUNTY HOUSING AUTHORITY
CAPITAL FUND PROGRAM
PERFORMANCE & EVALUATION REPORT
Period Ending 12/31/2011
IL06P079501010**

The Morgan County Housing Authority has not used any other funds, such as Community Development Block Grant, State, local or private funds for the needs identified in the Housing Authority's Agency Plan or for the purpose of our Capital Fund Program. Additionally, we have not used any funds to perform emergency "Life/Safety" work.

IL06P079501010: Our 2010 Capital Fund Program includes replacing kitchen cabinets, replacing shower heads, installing tub surround, installing new ADA grab bars, ADA door hardware and resurfacing asphalt parking areas at the Beecher Cottages. We will install ADA "Roll in Showers" at the Scattered MIDD Sites and a PHA wide Security Camera System.

We ended our support for the BCGC Scholarships. The BCGC program in Jacksonville no longer exists. We revised our 2010 CFP Budget reallocating these funds, and the funds we had set aside for the collateralization of debt service for the installation of a PHA Wide Security Cameras.

We intend to purchase new computers and software for the Central Office and a Property Manager at the Turner High Rise.

Management Improvements: Police "Call Back" Services include Directed Preventative Patrols, Bicycle Patrols and a Walk & Talk program. We target the low-income public housing properties and surrounding neighborhood located in Beat 3. The goal of these call back services is to reduce criminal activity in and around public housing properties. The Jacksonville Police Department has successfully identified, and arrested criminals, deterred crime, and enhanced resident communication, contact and trust with law enforcement officers. We have an Inter-governmental Agreement on file with the JPD. These services carry over from year to year.

Implementation Schedule: We were on schedule completing all work items by the dates established in our Implementation Schedule. All funds have been obligated, and expended ahead of schedule.

Resident Partnership: I attend monthly resident council meetings keeping residents up to date and current on the activities and progress of our modernization programs. Resident comments are recorded in the minutes of these minutes and incorporated into our Annual Plan. I appointed all of our tenants to the RAB. I attend City Council meetings to discuss the development, implementation and progress of our modernization programs and these activities are again mentioned in "The Scoop" a monthly newsletter published by the MCHA office. Copies of our P&E Reports are available to our PHA Residents and Resident Councils. Residents may attend and comment on our programs during regularly scheduled MCHA Board meetings. Comments may also be submitted in writing to our office. These reports are posted in the Housing Authority office.

**MORGAN COUNTY HOUSING AUTHORITY
CAPITAL FUND PROGRAM
PERFORMANCE & EVALUATION REPORT
Period Ending 12/31/2011
IL06P079501011**

The Morgan County Housing Authority has not used any other funds, such as Community Development Block Grant, State, local or private funds for the needs identified in the Housing Authority's Agency Plan or for the purpose of our Capital Fund Program. Additionally, we have not used any funds to perform emergency "Life/Safety" work.

IL06P079501011: Our 2011 Capital Fund Program includes replacing the electrical transformers at the Turner High Rise. Replacing showers, new entry doors and hardware, caulking exterior windows, elevator cab finishes and re-milling/resurfacing the parking areas at the Beecher High Rise and purchasing replacement stoves, refrigerators and air conditioners at the Beecher Plaza.

Management Improvements: Police "Call Back" Services include Directed Preventative Patrols, Bicycle Patrols and a Walk & Talk program. We target the low-income public housing properties and surrounding neighborhood located in Beat 3. The goal of these call back services is to reduce criminal activity in and around public housing properties. The Jacksonville Police Department has successfully identified, and arrested criminals, deterred crime, and enhanced resident communication, contact and trust with law enforcement officers. We have an Inter-governmental Agreement on file with the JPD. These services carry over from year to year.

Implementation Schedule: We were on schedule completing all work items by the dates established in our Implementation Schedule. All funds have been obligated, and expended ahead of schedule.

Resident Partnership: I attend monthly resident council meetings keeping residents up to date and current on the activities and progress of our modernization programs. Resident comments are recorded in the minutes of these minutes and incorporated into our Annual Plan. I appointed all of our tenants to the RAB. I attend City Council meetings to discuss the development, implementation and progress of our modernization programs and these activities are again mentioned in "The Scoop" a monthly newsletter published by the MCHA office. Copies of our P&E Reports are available to our PHA Residents and Resident Councils. Residents may attend and comment on our programs during regularly scheduled MCHA Board meetings. Comments may also be submitted in writing to our office. These reports are posted in the Housing Authority office.

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>Enterprise Income Verification ACOP/Section 8 Admin Plan</p> <p>Waiting List Changes:</p> <p>The MCHA has implemented a preference for residents of Morgan County and separate Waiting list for the city of Meredosia in our Section 8 Administration Plan.</p>

Attachment B

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

2.	Financial Resources.	Sources	Amount	Planned Uses	
		1. Federal Grants (FYE 6/30/2011)			
		Public Housing Operating Fund	\$1,054,815	PHA Operations	
		Public Housing Capital Fund	\$1,370,903	Capital Improvements	
		Annual Contributions for Section 8 HCV	\$712,675	Section 8 HCV Program	
		3. Public Housing Dwelling Rental Income		\$621,711	PHA Operations
		4. Other income (list below)			
		Non-dwelling Rent	\$26,250	PHA Operations	
		Interest Income	\$34,215	PHA Reserves	
		4. Non-federal sources (list below)		\$42,309	PHA Operations
Total Resources		\$3,862,878			
3.	Rent Determination.	No change.			
4.	Operation and Management.	<p>Bed Bug Policy and Procedures:</p> <p>The MCHA will pay for the initial cost of treating the Resident(s) unit for bed bugs. The MCHA may make the determination in the Inspector's judgment whether any re-infestation is tenant or landlord caused. If in Inspector's judgment the re-infestation is tenant caused the cost associated with re-treating the tenant's unit will be charged to the tenant's account.</p> <p>Any violation of this Policy constitutes a material violation of the Lease and the MCHA may terminate the Resident's right to possession upon a 5 day Notice to Quit.</p> <p>Trespass Policy Revision:</p> <p>Reasons for Debarment</p> <p style="margin-left: 40px;">A. In keeping with this policy, the management of the MCHA, or its agents, shall have the power to bar the presence of any person from the premises who is not a tenant, or lessee, or who is not a member of the tenant's or lessee's household when:</p> <ol style="list-style-type: none"> The individual(s) are convicted felons, registered sex offenders, or have been engaged in violent and/or drug related criminal activity on or off the property. Whose behavior threatens the life, health or safety of other residents. Who act in a manner that disturbs their neighbor's peaceful enjoyment of their accommodations. 			

Attachment B

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

5.	Grievance Procedures.	No Change.
6.	Designated Housing for Elderly and Disabled Families.	No Change.
7.	Community Service and Self-Sufficiency.	The MCHA will not be submitting an FSS Action Plan at this time..
8.	Safety and Crime Prevention.	<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.

Attachment B

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

12.	Asset Management.	No Change.
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.

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): 5 years and Mr. Pinney's term as a member of the MCHA Board of Commissioners 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: August 31, 2012

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.

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:

- I drafted our Agency Plan in consultation with my Maintenance Director, Property Managers maintenance staff, residents and current Physical Needs Assessment and Energy Audit..
- I meet on the first Monday of each month at 10:00 am with members of the Resident Advisory Board during regularly scheduled meetings at the Beecher High Rise located at 301 W. Beecher, Jacksonville, IL. 62650..
- All of our tenants are members of the RAB and all are encouraged to participate during these monthly meetings.
- On December 8, 2011 the Housing Authority Board reviewed a draft of our 2012 Agency Plan and 5 Year Plan.
- On January 1, 2012 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 in the MCHA office located at 301 W. Beecher, Jacksonville, IL. At 10:00 a.m. on February 16, 2012. No one attended.
- I submitted the Plan to the Housing Authority Board of Commissioners for their approval on March 8, 2012 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
- 2012 Annual Plan
- Five Year Action Plan
- 2010/ 2011 P&E Reports

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.