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

PHA Plan

5 Year Plan for Fiscal Years 2010 - 2014
Annual Plan for Fiscal Year 2010

Decatur Housing Authority
1808 East Locust Street
Decatur, IL 62521
(217)423-7711

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTIC

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

1.0 PHA Information

PHA Name: Decatur Housing Authority, 1808 E Locust St., Decatur IL 62521 PHA Code: IL012

PHA Type: ☐ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 04/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 478 Number of HCV units: 1046

3.0 Submission Type

☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: "To Provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals."

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. **Attachment: il012a01**

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(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. **Attachment: il012b01**

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.* **Attachment il012c01**

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. **Attachment: il012d01**

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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. **Attachment:il012e01**

8.3 Capital Fund Financing Program (CFFP).

☐ 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.

9.0 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. Attachment: il012f01

9.1	**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.** **Attachment: il012f01**
10.0	**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. **(See Attachment il012a01)** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The Decatur Housing Authority's definitions of Significant Amendment and Substantial Deviation/Modification are: 1) Changes to rent or admissions policies or organization of the waiting list. 2) Additional of non-emergency work items, items not included in the current Annual Statement or 5-Year Action Plan, or changes in the use of replacement reserve funds under the Capital Fund. 3) Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

ATTACHMENT E
FIVE YEAR ACTION PLAN
RESIDENT PARTICIPATION

Part I: Summary

PHA Name/Number			Locality (City/County & State)		☒ Original 5-Year Plan ☐ Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP ILL 12-22 (Concord Highrise, Townhouses, 8 Scattered Site Houses)		$68,000	$220,900	$30,700	$30,700
	AMP ILL 12-23 (Hartford Highrise, Macon Street Apts., Cantrell St., 22 Scattered Site Houses)		$129,830	$74,600	$29,300	$74,600
	AMP ILL 12-24 (93 Scattered Site Houses)		$170,571	$199,821	$269,950	$144,200
	AMP ILL 12-28 (Lexington Highrise, Poole St. Garden Apts., 8 Scattered Site Houses)		$31,000	$128,230	$58,200	$137,564
B.	Physical Improvements Subtotal	See Annual Statement	$399,581	$623,551	$401,150	$388,064
C.	Management Improvements		$41,000	$41,000	$41,000	$103,000
D.	PHA-Wide Non-dwelling Structures and Equipment		$302,200	$77,200	$272,100	$251,800
E.	Administration		$102,092	$102,092	$102,092	$102,092
F.	Other (A/E)		$86,053	$87,083	$86,025	$85,970
G.	Operations		$80,000	$80,000	$80,000	$80,000
H.	Demolition		$0.00	$0.00	$0.00	$0.00
I.	Development		$10,000	$10,000	$38,559	$10,000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		$1,020,926	$1,020,926	$1,020,926	$1,020,926
L.	Total Non-CFP Funds					
M.	Grand Total		$1,020,926	$1,020,926	$1,020,926	$1,020,926

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP ILL 12-22- Concord,Townhouses, 8 Scattered Sites			AMP ILL 12-22 – Concord, Townhouses, 8 Scat. Sites		
	Site Signage/Landscaping 1450		$3,500	Site Signage/Landscaping 1450		$133,500
	Pavement and Porch Replacement 1460		$500	Pavement and Porch Replacement 1460		$4,000
	Refrigerators 1465.1		$64,000	Water Heater Replacement 1460		$23,400
Annual	Security Systems 1470		$1,000	A/C Replacement 1465.1		$60,000
	Furnace & AC Replacement 1470		$500	Security systems 1470		$1,000
	Sprinkler System Upgrades 1470		$500	Sprinkler System Upgrades 1470		$500
Statement	Common Area Furniture/Equipment 1475		$800	Common Area Furniture/Equipment 1475		$800
	Safety Equipment/Systems 1475		$500			
	AMP ILL 12-23 Hartford, Macon St, Cantrell St., 22 Scattered Sites			AMP ILL 12-23 Hartford, Macon St., Cantrell St. Apts., 22 Scat. Sites		
	Site Signage/Landscaping 1450		$89,500	Site Signage/Landscaping 1450		$3,500
	Pavement & Porch Replacement 1460		$7,000	Pavement & Porch Replacement 1460		$500
	Flooring Replacement 1460		$33,330	Water Heaters 1460		$25,600
	Fire Alarm Replacement 1470		$100,000	A/C Replacement 1465.1		$45,000
	Security Systems 1470		$1,000	Sprinkler System Upgrades 1470		$500
	Furnace A/C Replacement 1470		$500	Security Systems 1470		$1,000
	Sprinkler System Upgrades 1470		$500	Furnace A/C Replacement 1470		$500
	Common Area Furniture/Equipment 1475		$800	Common Area Furniture/Equipment 1475		$800
	Safety Equipment/Systems 1475		$500	Safety Equipment/Systems 1475		$500
	AMP ILL 12-24 93 Scattered Sites			AMP ILL 12-24 93 Scattered Sites		
	Site Signage/Landscaping 1450		$158,571	Site Signage/Landscaping 1450		$124,921
	Pavement & Porch Replacement 1460		$12,000	Pavement & Porch Replacement 1460		$500
	Security Systems 1470		$1,000	Water Heater Replacement 1460		$74,400
	Furnace A/C Replacement 1470		$500	Security Systems 1470		$1,000
	Common Area Furniture/Equipment 1475		$800	Furnace A/C Replacement 1470		$500
	Safety Equipment/Systems 1475		$500	Common Area Furniture/Equipment 1475		$800

	AMP ILL 12-28 Lexington, Poole St. Apts. & 8 Scat Sites					
	Site Signage/Landscaping 1450		$25,000	Safety Equipment/Systems 1475		$500
	Pavement & Porch Replacement 1460		$6,000			
	Fire Alarm Replacement 1470		$175,000	AMP ILL 12-28 Lexington, Poole St. Apts. & 8 Scat. Sites		
	Sprinkler System Upgrades 1470		$500	Site Signage/Landscaping 1450		$3,500
	Furnace A/C Replacement 1470		$500	Pavement & Porch Replacement 1460		$500
	Common Area Furniture/Equipment 1475		$800	Water Heater Replacement 1460		$14,400
				A/C Replacement 1465.1		$30,000
				Ranges 1465.1		$3,600
				Refrigerators 1465.1		$76,230
				Security System Upgrades 1470		$1,000
				Sprinkler System Upgrades 1470		$500
				Furnace A/C Replacement 1470		$500
				Common Area Furniture/Equipment 1475		$800
	Subtotal of Estimated Cost		$685,601	Subtotal of Estimated Cost		$634,751

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP ILL 12-22 - Concord, Townhouses, 8 Scat. Sites			AMP ILL 12-22 - Concord , Townhouses, 8 Scat. Sites		
	Site Signage/Landscaping 1450		$3,500	Site Signage/Landscaping 1450		$3,500
	Pavement and Porch Replacement 1460		$500	Pavement and Porch Replacement 1460		$500
	Ranges 1465.1		$3,600	Ranges 1465.1		$3,600
Annual	Refrigerators 1465.1		$23,100	Refrigerators 1465.1		$23,100
	Security Systems 1470		$1,000	Security Systems 1470		$1,000
	Furnace & AC Replacement 1470		$500	Furnace & AC Replacement 1470		$500
Statement	Sprinkler System Upgrades 1470		$500	Sprinkler System Upgrades 1470		$500
	Plumbing Improvements 1470		$5,000	Plumbing Improvements 1470		$5,000
	Common Area Furniture/Equipment 1475		$800	Boiler Replacement 1470		$186,000
	Safety Equipment/Systems 1475		$500	Common Area Furniture/Equipment 1475		$800
	Emergency Generators 1475		$35,000	Safety Equipment/Systems 1475		$500
				Emergency Generators 1475		$33,100
	AMP ILL 12-23 Hartford, Macon St., Cantrell St. Apts., 22 Scat. Sites			AMP ILL 12-23 - Hartford, Macon St., Cantrell St., 22 Scat. Sites		
	Site Signage/Landscaping 1450		$3,500	Site Signage/Landscaping 1450		$3,500
	Pavement and Porch Replacement 1460		$500	Pavement and Porch Replacement 1460		$500
	Ranges 1465.1		$9,900	Security Storm Doors 1460		$26,400
	Refrigerators 1465.1		$15,400	Exterior Painting 1460		$29,200
	Security Systems 1470		$1,000	Roof Replacement 1460		$15,000
	Furnace & AC Replacement 1470		$500	Security Systems 1470		$1,000
	Sprinkler System Upgrades 1470		$500	Furnace & AC Replacement 1470		$500
	Common Area Furniture/Equipment 1475		$55,000	Sprinkler System Upgrades 1470		$500
	Safety Equipment/Systems 1475		$500	Common Area Furniture/Equipment 1475		$800
	Emergency Generators 1475		$35,000	Safety Equipment/Systems 1475		$500
	AMP ILL 12-24 93 Scattered Sites			AMP ILL 12-24 – 93 Scattered Sites		
	Site Signage/Landscaping 1450		$175,500	Site Signage/Landscaping 1450		$3,500
	Pavement & Porch Replacement 1460		$500	Pavement & Porch Replacement 1460		$500
	Ranges 1465.1		$41,850	Security Storm Doors 1460		$111,600

	Refrigerators 1465.1		$65,100	Exterior Painting 1460		$27,900
	Security Systems 1470		$1,000	Roof Replacement 1460		$5,000
	Furnace A/C Replacement 1470		$500	Furnace A/C Replacement 1470		$500
	Common Area Furniture/Equipment 1475		$800	Common Area Furniture/Equipment 1475		$800
	Safety Equipment/Systems 1475		$500	Safety Equipment/Systems 1475		$500
	Emergency Generator 1475		$35,000			
	AMP ILL 12-28 Lexington, Poole St. Apts., 8 Scattered Sites			AMP ILL 12-28 Lexington, Poole St. Apts., 8 Scattered Sites		
	Site Signage/Landscaping 1450		$3,500	Site Signage/Landscaping 1450		$3,500
	Pavement & Porch Replacement 1460		$500	Pavement & Porch Replacement 1460		$500
	Flooring Replacement 1460		$45,000	Exterior Painting 1460		$44,800
	Ranges 1465.1		$3,600	Security Storm Doors 1460		$9,600
	Refrigerators 1465.1		$5,600	Roof Replacement 1460		$15,000
	Security Systems 1470		$1,000	A/C Replacements 1465.1		$60,864
	Furnace A/C Replacement 1470		$500	Security Systems 1470		$1,000
	Sprinkler Systems Upgrades 1470		$500	Furnace A/C Replacement 1470		$500
	Common Area Furniture/Equipment 1475		$45,000	Sprinkler Systems Upgrades 1470		$500
	Safety Equipment/Systems 1475		$500	Common Area Furniture/Equipment 1475		$800
	Emergency Generators 1475		$35,000	Safety Equipment/Systems 1475		$500
	Subtotal of Estimated Cost		$644,250	Subtotal of Estimated Cost		$621,464

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
	PHA WIDE - Operations 1406	$80,000	PHA WIDE - Operations 1406	$80,000
	Employee Training 1408	$20,000	Employee Training 1408	$20,000
Annual	Computer Software 1408	$18,000	Computer Software 1408	$18,000
Statement				
	Administration 1410	$102,092	Administration 1410	$102,092
	Audit 1411	$3,000	Audit 1411	$3,000
	Misc. Tools/Equipment 1475	$4,000	Misc. Tools /Equipment 1475	$4,000
	Computer Equipment 1475	$12,000	Computer Equipment 1475	$12,000
			Maintenance Vehicles 1475	$50,000
	Subtotal of Estimated Cost	$246,092	Subtotal of Estimated Cost	$296,092

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	PHA WIDE - Operations 1406	$80,000	PHA WIDE - Operations 1406	$80,000
Statement	Employee Training 1408	$20,000	Employee Training 1408	$20,000
	Computer Software 1408	$18,000	Computer Software 1408	$80,000
	Engineering Studies 1408	$5,000	Engineering Studies 1408	$5,000
	Marketing 1408	$5,000	Marketing 1408	$5,000
	Administration 1410	$102,092	Administration 1410	$102,092
	Audit 1411	$3,000	Audit 1411	$3,000
	Misc. Tools/Equipment 1475	$4,000	Misc. Tools Equipment 1475	$4,000
	Computer Equipment 1475	$12,000	Computer Equipment 1475	$12,000
	Sub Total of Estimated Cost	$246,092	Sub Total of Estimated Cost	$246,092

RESIDENT ADVISORY BOARD

Attachment: il012e01

Concord

Mary Finley, President
333 E. Center #205
Decatur, IL 62526

Thomas Duncan, Vice President
333. E. Center #513
Decatur IL 62526

Susan Still, Secretary/Tres.
333 E. Center #411
Decatur IL 62526

Hartford

Ruth Slater, President
1096 W. Decatur #313
Decatur IL 62522

Mary Pate, Vice President
1096 W. Decatur #210
Decatur IL 62522

Kimberly Singleton, Secretary
1096 W. Decatur #201
Decatur IL 62522

Kathy Muex, Treasurer
1096 W. Decatur #209
Decatur IL 62522

Garden Apartments

Barbara McElrath, President
1518 N. Poole St.
Decatur, IL 62526

Gladola Harris, Vice. Pres.
1536 N Poole St
Decatur IL 62526

Juanita Taylor, Treasurer
1420 N. Poole St.
Decatur, IL 62526

REMCO Family Council

Joyce White, Vice Pres.
1910 N. 28th
Decatur IL 62526

Dorian Fluker, Treasurer
1120 N Calhoun
Decatur IL 62521

William Gosch, Resident on
Board of Commissioners
1633 N. 27th Street
Decatur IL 62526

Resident Advisory Board Meeting
Attachment: il012e01
November 12, 2009
2:00 p.m.
DHA Main Office
1808 East Locust St.

Mr. Jim Alpi, Director of Capital Programs started the meeting with introductions and thanked the residents for coming. He discussed the different grants that the Housing Authority has applied for and plans for the use of funds. The Housing Authority was awarded a Capital Fund Recovery Competitive Grant for energy conservation measures at the main office. Mr. Alpi also explained about the Replacement Housing Factor grants and how those funds are being utilized as part of Phase III of the Wabash Crossing Hope VI project.

At this time, Diane Hackert discussed the Performance and Evaluation Reports for the current open CFP grants and passed the reports out to the residents. There was discussion about the major work items in each program and their status of completion.

At this time, the residents were asked to make comments. The following comments were received:

Comment: Ms. Dandy expressed concern about the west front door at the Concord. Ms. Dandy stated that someone keeps breaking the lock on the west door. The residents at the Concord would like more surveillance cameras.
Response: Mr. Alpi stated that there is a camera down by that door so if we know about when this is occurring we may be able to see who it is on the computer. Please let us know when this happens again. We do have more surveillance included in the plan.

Comment: The elevators need worked on.
Response: Mr. Alpi discussed how the elevators work and that there are elevator upgrades included in the first year of the plan.

Comment: What is the status on fire alarm systems? They are too sensitive and tenants are afraid to cook anything. Why are the residents charged every time the fire alarms go off?
Response: Mr. Smith explained the reason for the charges and if it is determined that it was not the fault of the tenant there is no charge. Mr. Alpi stated that there are fire alarm updates included in the current 2009 budget.

Comment: We need hardware installed on the kitchen cabinets at the Concord. They are hard to open.
Response: This will be addressed in the plan.

Comment: We need a new change machine in the Concord.
Response: This is included in the plan.

Comment: Can we have some landscaping at the Concord?
Response: This will be taken into consideration in the planning process.

Comment: The Scattered Sites need new security screens and doors.
Response: This will be taken into consideration during the planning process.

At this time Mr. Alpi began to explain about the Moving to Work Program. He stated that the Decatur Housing Authority has been invited to become a moving to work agency. Moving to Work agencies are basically deregulated. We are in the process of preparing an application/Moving to Work Plan. We are seeking input from residents regarding this plan. Mr. Alpi stated ideas being considered for inclusion are fixed rents at various levels based on income ranges possibly combined with standard deductions rather than calculated rents. This would encourage people to keep jobs and seek promotions a as there rents would be fixed even as income rises. There will also be a family services component to help people prepare for employment or better jobs. Other ideas being considered to increase efficiency and lower cost include less frequent re-certifications for seniors, disabled, and people whose income doesn't exceed their tier range. There will be a public hearing held on November 24, 2009. The following comments were received regarding the Moving to Work Program.

Comment: We need more houses not more social services. Services are already available in the community. Don't waste money doing the same thing, use it to make more affordable housing.
Response: Will be taken into consideration during the planning process.

Comment: Make more people attend classes if they want housing if they aren't working.
Response: Will be taken into consideration during the planning process.

Comment: Give discounts to residents attending programs and school or give cash stipends.
Response: Will be taken into consideration during the planning process.

Comment: Would the residents still get deductions for medical if a standard deduction is used?
Response: Yes, with an appeal process to get adjustments if the medical expenses are greater than the standard deduction.

Comment: If residents can't afford to live here give them a job to "work off rent".
Response: This will be considered. Some MTW agencies have similar programs.

After no further comments were received the meeting adjourned.

ATTACHMENT D

ANNUAL PERFORMANCE

AND EVALUATION REPORTS

Attachment: il012d01

Section 8.1 – Capital Fund Annual Performance and Evaluation Report.

This attachment includes the Annual Statement for the current year and the Annual Performance and Evaluation Reports for the period ending 9/30/2009 for all open grants:

Annual Statement/Performance and Evaluation Report –CFP IL06-P012-50110

Annual P & E Report – CFP IL06-P012-50106 – Final

Annual P & E Report – CFP IL06-P012-50107

Annual P & E Report – CFP IL06-P012-50108

Annual P & E Report – CFP IL06-P012-50109

Annual P & E Report – CFP IL06-R012-50109

Annual P & E Report – CFP IL06-S012-50109

Annual P & E Report – CFRC IL01299999909R

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: Decatur Housing Authority Decatur IL IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50110 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

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	$0.00			
2	1406 Operations (may not exceed 20% of line 21) [3]	$80,000			
3	1408 Management Improvements	$130,000			
4	1410 Administration (may not exceed 10% of line 21)	$102,092			
5	1411 Audit	$3,000			
6	1415 Liquidated Damages	$0.00			
7	1430 Fees and Costs	$117,480			
8	1440 Site Acquisition	$0.00			
9	1450 Site Improvement	$32,500			
10	1460 Dwelling Structures	$42,000			
11	1465.1 Dwelling Equipment—Nonexpendable	$36,000			
12	1470 Non-dwelling Structures	$442,454			
13	1475 Non-dwelling Equipment	$25,400			
14	1485 Demolition	$0.00			
15	1492 Moving to Work Demonstration	$0.00			
16	1495.1 Relocation Costs	$0.00			
17	1499 Development Activities [4]	$10,000			
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	$0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,020,926			
21	Amount of line 20 Related to LBP Activities	$0.00			

[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

PHA Name: Decatur Housing Authority Decatur IL IL012	Grant Type and Number Capital Fund Program Grant No: IL06-P012-50110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010

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
22	Amount of line 20 Related to Section 504 Activities	$0.00			
23	Amount of line 20 Related to Security - Soft Costs	$0.00			
24	Amount of line 20 Related to Security - Hard Costs	$0.00			
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director **Date** 1/13/2010

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: Decatur Housing Authority Decatur IL IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50110 CFFP (Yes/ No): 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]	
AMP ILL 12-22	Operations	1406		$20,000				
Concord	Training/Software Improvements	1408		$32,500				
Townhouses	Fees & Costs	1430		$33,480				
8 Scattered Sites	Site Signage/Landscaping	1450		$8,000				
	Pavement & Porch Replacement	1460		$500				
	Elevator Upgrades	1470		$128,554				
	Safety Equipment/Systems/Fire Alarms	1470		$100,000				
	Computer Equipment/Tools	1475		$4,000				
AMP ILL 12-23	Operations	1406		$20,000				
Hartford	Training/Software Improvements	1408		$32,500				
Macon Street Apts.	Fees & Costs	1430		$30,720				
Cantrell	Site Signage/Landscaping	1450		$8,000				
22 Scattered Sites	Pavement & Porch Replacement	1460		$500				
	Plumbing Improve. Macon Street	1460		$40,000				
	Appliances/Furnace/AC	1465.1		$7,500				
	Boiler Replacement	1470		$169,900				
	Safety Equipment/Systems/Sprinklers	1470		$14,000				
	Elevator Upgrades	1470		$10,000				
	Computer Equipment/Lobby Furniture	1475		$3,800				
AMP ILL 12-24	Operations	1406		$20,000				

[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: Decatur Housing Authority Decatur IL	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50110 CFFP (Yes/ No): 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]	
AMP ILL-12-24 (Cont)	Training/Software	1408		$32,500				
93 Scattered Sites	Fees & Costs	1430		$6,780				
	Site Signage/Landscaping	1450		$8,000				
	Pavement & Porch Replacement	1460		$1,000				
	Furnace/ AC	1465.1		$500				
	Safety Equip./Systems/Tools/ Computers/Lobby Furniture	1475		$6,300				
AMP ILL 12-28	Operations	1406		$20,000				
Lexington	Training/Software	1408		$32,500				
Poole Street	Fees & Costs	1430		$40,000				
	Site Signage/Landscaping	1450		$8,000				
8 Scattered Sites	Exterior Improvements at Scat. Sites	1460		$500				
	Appliances	1465.1		$28,000				
	Elevator Upgrades at Lexington	1470		$5,000				
	Fire Sprinkler Systems Upgrades	1470		$15,000				
	Safety Equip/Systems/Computers/Tools	1475		$11,300				
PHA Wide	Grant Administration Fee	1410		$102,092				
	In House Construction Observation Fee	1430		$6,500				
	Audit	1411		$3,000				
	Development	1499		$10,000				

[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: Decatur Housing Authority - IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50106 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2006** **FFY of Grant Approval: 2006**

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	$0.00	$0.00	$0.00	$0.00
2	1406 Operations (may not exceed 20% of line 21) [3]	$293,338.00	$293,338.00	$293,338.00	$293,338.00
3	1408 Management Improvements	$111,382.59	$111,382.59	$111,382.59	$111,382.59
4	1410 Administration (may not exceed 10% of line 21)	$142,345.93	$142,345.93	$142,345.93	$142,345.93
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$84,100.00	$84,100.00	$84,100.00	$84,100.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$401,793.71	$401,793.71	$401,793.71	$401,793.71
10	1460 Dwelling Structures	$140,931.00	$140,931.00	$140,931.00	$140,931.00
11	1465.1 Dwelling Equipment—Nonexpendable	$4,017.80	$4,017.80	$4,017.80	$4,017.80
12	1470 Non-dwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$42,745.47	$42,745.47	$42,745.47	$42,745.47
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$1,036.50	$1,036.50	$1,036.50	$1,036.50
17	1499 Development Activities [4]	$363,567.00	$363,567.00	$363,567.00	$363,567.00

[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: **Decatur Housing Authority – IL012**	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50106 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2006** **FFY of Grant Approval: 2006**

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
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,585,258.00	$1,585,258.00	$1,585,258.00	$1,585,258.00
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	$70,000.00	$70,000.00	$70,000.00	$70,000.00
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**
[signature]	12-4-2009		

[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: Decatur Housing Authority – IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2006**

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]	
12-1 Longview	Replacement Development	1499		$363,567.00	$363,567.00	$363,567.00	$363,567.00	
	a. Replace Units lost thru HOPE VI			$363,567.00	$363,567.00	$363,567.00	$363,567.00	Complete
	Relocation Costs	1495		$1,036.50	$1,036.50	$1,036.50	$1,036.50	
	a. Relocate HOPE VI Residents			$1,036.50	$1,036.50	$1,036.50	$1,036.50	Complete
12-2 Concord	Site Improvements	1450		$140,000.00	$140,000.00	$140,000.00	$140,000.00	
	a. Re-Pave Parking Lot			$140,000.00	$140,000.00	$140,000.00	$140,000.00	Complete
12-4B Davis Center	Site Improvements	1450		$97,548.65	$97,548.65	$97,548.65	$97,548.65	
	a. Re-Pave Parking			$97,548.65	$97,548.65	$97,548.65	$97,548.65	Complete
12-4 Scattered Sites	Site Improvements	1450		$16,564.97	$16,564.97	$16,564.97	$16,564.97	
	a. Driveway Repair			$16,564.97	$16,564.97	$16,564.97	$16,564.97	Complete
12-7 Scattered Sites	Site Improvements	1450		$27,436.40	$27,436.40	$27,436.40	$27,436.40	
	a. Driveway Repair			$0.00	$0.00	$0.00	$0.00	
	b. Replace/Repair Storage Shed			$27,436.40	$27,436.40	$27,436.40	$27,436.40	Complete
12-9 Garden Apts.	Site Improvements	1450		$0.00	$0.00	$0.00	$0.00	
	a. Landscaping			$0.00	$0.00	$0.00	$0.00	Postponed
12-10 Townhouses	Site Improvements	1450		$82,253.00	$82,253.00	$82,253.00	$82,253.00	
	a. Re-Pave Parking			$82,253.00	$82,253.00	$82,253.00	$82,253.00	Complete

[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: Decatur Housing Authority – IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P01250106 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2006**

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]	
12-14 Macon St. Apts.	Site Improvements	1450		$23,745.00	$23,745.00	$23,745.00	$23,745.00	
	a. Carport Improvements			$23,745.00	$23,745.00	$23,745.00	$23,745.00	Complete
PHA WIDE 12-ALL	Operations	1406		$293,338.00	$293,338.00	$293,338.00	$293,338.00	
	a. Operating Subsidy			$293,338.00	$293,338.00	$293,338.00	$293,338.00	Disbursed
	Management Improvements	1408		$111,382.59	$111,382.59	$111,382.59	$111,382.59	
	a. Security			$70,000.00	$70,000.00	$70,000.00	$70,000.00	Disbursed
	b. Software Improvements			$29,307.04	$29,307.04	$29,307.04	$29,307.04	Items Purchased
	c. Marketing			$9,875.55	$9,875.55	$9,875.55	$9,875.55	Complete
	d. Management Training			$2,200.00	$2,200.00	$2,200.00	$2,200.00	Complete
	Site Improvements	1450		$14,245.69	$14,245.69	$14,245.69	$14,245.69	
	a. Site Signage			$9,252.29	$9,252.29	$9,252.29	$9,252.29	Complete
	b. Site Lighting			$4,993.40	$4,993.40	$4,993.40	$4,993.40	Complete
	Dwelling Structures	1460		$140,931.00	$140,931.00	$140,931.00	$140,931.00	
	a. Accessibility Improvements			$0.00	$0.00	$0.00	$0.00	
	b. Replace Carpeting			$140,931.00	$140,931.00	$140,931.00	$140,931.00	Complete
	Dwelling Equipment	1465.1		$4,017.80	$4,017.80	$4,017.80	$4,017.80	
	a. A/C Units			$668.00	$668.00	$668.00	$668.00	Items Purchased
	b. Replace Appliances			$3,349.80	$3,349.80	$3,349.80	$3,349.80	Items Purchased
	c. Interior Lighting			$0.00	$0.00	$0.00	$0.00	Postponed
	Non-Dwelling Equipment	1475		$42,745.47	$42,745.47	$42,745.47	$42,745.47	
	a. Replace Radios			$772.00	$772.00	$772.00	$772.00	Items Purchased

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Decatur Housing Authority – IL012		Grant Type and Number Capital Fund Program Grant No: CFP IL06P01250106				Federal FY of Grant: 2006		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Fund Expended	
PHA Wide (Cont)	b. Misc. Tools	1475		$6,470.40	$6,470.40	$6,470.40	$6,470.40	Items Purchased
	c. Computer Equipment			$23,624.07	$23,624.07	$23,624.07	$23,624.07	Items Purchased
	d. Replace Vehicles			$11,879.00	$11,879.00	$11,879.00	$11,879.00	Items Purchased
	e. Safety Equipment/Systems			$0.00	$0.00	$0.00	$0.00	
	Administration	1410		$142,345.93	$142,345.93	$142,345.93	$142,345.93	
	a. Technical Salaries			$96,000.00	$96,000.00	$96,000.00	$96,000.00	Disbursed
	b. Employee Benefits			$40,600.00	$40,600.00	$40,600.00	$40,600.00	Disbursed
	c. Travel/Training			$4,215.00	$4,215.00	$4,215.00	$4,215.00	Completed
	d. Printing			$1,530.93	$1,530.93	$1,530.93	$1,530.93	Ads Placed
	Fees & Costs	1430		$84,100.00	$84,100.00	$84,100.00	$84,100.00	
	a. Comprehensive Modernization			$74,500.00	$74,500.00	$74,500.00	$74,500.00	Fees Disbursed
	b. Misc. A/E			$9,600.00	$9,600.00	$9,600.00	$9,600.00	Fees Disbursed

[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.

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: Decatur Housing Authority - IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50107 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval: 2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00	$0.00	$0.00	$0.00
2	1406 Operations (may not exceed 20% of line 21) [3]	$2,000.00	$2,000.00	$2,000.00	$2,000.00
3	1408 Management Improvements	$2,667.00	$1,479.44	$1,479.44	$1,479.44
4	1410 Administration (may not exceed 10% of line 21)	$92,480.00	$88,697.38	$88,697.38	$88,697.38
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$15,000.00	$37,273.75	$37,273.75	$26,718.75
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$4,000.00	$1,532.85	$1,532.85	$1,532.85
10	1460 Dwelling Structures	$101,500.00	$138,573.17	$138,573.17	$138,573.17
11	1465.1 Dwelling Equipment—Nonexpendable	$18,000.00	$3,900.00	$3,900.00	$3,900.00
12	1470 Non-dwelling Structures	$146,654.00	$114,624.39	$114,624.39	$114,624.39
13	1475 Non-dwelling Equipment	$41,500.00	$36,720.02	$36,720.02	$3,392.97
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$1,000.00	$0.00	$0.00	$0.00
17	1499 Development Activities [4]	$500,000.00	$500,000.00	$500,000.00	$500,000.00

[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:	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:** **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
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$924,801.00	$924,801.00	$924,801.00	$880,918.95
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$1,500.00	$0.00	$0.00	$0.00
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	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	12-4-2009		

[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: Decatur Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

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]	
12-1 Longview	Replacement Development	1499		$500,000.00	$500,000.00	$500,000.00	$500,000.00	
	a. Construct Units Lost Thru HOPE VI			$500,000.00	$500,000.00	$500,000.00	$500,000.00	Completed
12-2 Concord	Non-Dwelling Structures	1470		$60,827.00	$46,830.39	$46,830.39	$46,830.39	
	a. Interior Improvements			$60,827.00	$46,830.39	$46,830.39	$46,830.39	Complete
	Non-Dwelling Equipment	1475		$25,000.00	$33,327.05	$33,327.05	$0.00	
	a. Lobby Furniture			$25,000.00	$33,327.05	$33,327.05	$0.00	Ordered
12-8 Lexington	Dwelling Structures	1460		$90,000.00	$122,029.61	$122,029.61	$122,029.61	
	a. Apartment Buildout			$90,000.00	$122,029.61	$122,029.61	$122,029.61	Complete
	Non-Dwelling Structures	1470		$85,827.00	$67,794.00	$67,794.00	$67,794.00	
	a. Interior Improvements			$85,827.00	$67,794.00	$67,794.00	$67,794.00	Complete
PHA Wide	Operating Budget	1406		$2,000.00	$2,000.00	$2,000.00	$2,000.00	
	a. Operating Subsidy			$2,000.00	$2,000.00	$2,000.00	$2,000.00	
	Management Improvements	1408		$2,667.00	$1,479.44	$1,479.44	$1,479.44	
	a. Security			$0.00	$0.00	$0.00	$0.00	
	b. Software Improvements			$1,000.00	$659.44	$659.44	$659.44	
	c. Marketing			$667.00	$820.00	$820.00	$820.00	
	d. Management Training			$1,000.00	$0.00	$0.00	$0.00	
	Site Improvements	1450		$4,000.00	$1,532.85	$1,532.85	$1,532.85	
	a. Site Signage			$2,000.00	$218.40	$218.40	$218.40	Complete

[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.

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 II: Supporting Pages		
PHA Name: Decatur Housing Authority – IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

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 (Cont)	Dwelling Structures	1460		$11,500.00	$3,392.97	$3,392.97	$3,392.97	
	a. Accessibility Improvements			$1,500.00	$0.00	$0.00	$0.00	
	b. Replace Carpeting			$10,000.00	$16,543.56	$16,543.56	$16,543.56	Complete
	Dwelling Equipment	1465.1		$18,000.00	$3,900.00	$3,900.00	$3,900.00	
	a. A/C Units			$2,500.00	$0.00	$0.00	$0.00	
	b. Replace Appliances			$5,000.00	$3,900.00	$3,900.00	$3,900.00	Complete
	c. Interior Lighting Improvements			$1,500.00	$0.00	$0.00	$0.00	
	d. Furniture for Apartments			$9,000.00	$0.00	$0.00	$0.00	
	Non-Dwelling Equipment	1475		$11,500.00	$3,392.97	$3,392.97	$3,392.97	
	a. Replace Radios			$2,500.00	$80.97	$80.97	$80.97	Complete
	b. Misc. Tools			$3,000.00	$0.00	$0.00	$0.00	
	c. Computer Equipment			$5,000.00	$3,312.00	$3,312.00	$3,312.00	Complete
	Administration	1410		$92,480.00	$88,697.38	$88,697.38	$88,697.38	
	a. Technical Salaries			$52,980.00	$52,980.00	$52,980.00	$52,980.00	
	b. Employee Benefits			$34,000.00	$34,000.00	$34,000.00	$34,000.00	
	c. Travel & Training			$2,500.00	$875.47	$875.47	$875.47	Complete
	d. Printing & Advertising			$3,000.00	$841.91	$841.91	$841.91	Ads Placed
	Fees & Costs	1430		$15,000.00	$37,273.25	$37,273.75	$26,718.75	
	a. Comprehensive Modernization			$15,000.00	$33,559.25	$33,559.25	$23,004.25	Ongoing
	b. Misc. A/E			$0.00	$3,714.50	$3,714.50	$3,714.50	Ongoing

[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.

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: Decatur Housing Authority IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06P01250108 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00	$0.00	$0.00	$0.00
2	1406 Operations (may not exceed 20% of line 21) [3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$2,500.00	$2,500.00	$1,489.00	$1,489.00
4	1410 Administration (may not exceed 10% of line 21)	$85,980	$85,980	$82,032.42	$1,552.42
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$26,500.00	$105,321.00	$103,805.50	$96,330.38
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$112,000.00	$87,000.00	$87,000.00	$87,000.00
10	1460 Dwelling Structures	$140,321.00	$86,500.00	$74,635.84	$11,342.55
11	1465.1 Dwelling Equipment—Nonexpendable	$8,500.00	$8,500.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$146,654.00	$18,251.29	$0.00	$0.00
13	1475 Non-dwelling Equipment	$11,500.00	$22,751.45	$19,165.99	$7,914.54
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities [4]	$458,942.71	$458,942.71	$458,942.71	$458,942.71

[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: Decatur Housing Authority IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06P01250108 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2008** **FFY of Grant Approval: 2008**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$864,495.00	$864,495.00	$827,071.46	$664,571.60
21	Amount of line 20 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 20 Related to Security - Soft Costs	$0.00	$0.00	$0.00	$0.00
24	Amount of line 20 Related to Security - Hard Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of line 20 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

Signature of Executive Director **Date** 12-4-2009

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: Decatur Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: IL05P01250108 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]	
12-1 Longview	Replacement Development	1499		$458,942.71	$458,942.71	$458,942.71	$458,942.71	Complete
12-3 Hartford	Riser Shut-Offs & Fixtures	1470		$18,251.29	$18,251.29	$0.00	$0.00	
12-9 Garden Apartments	Furnace Room Doors	1460		$35,000.00	$0.00	$0.00	$0.00	
	Roof Coping	1460		$18,821.00	$0.00	$0.00	$0.00	Postponed
	Landscaping/Patio Fences	1450		$25,000.00	$0.00	$0.00	$0.00	Postponed
	Site Lighting	1450		$50,000.00	$50,000.00	$50,000.00	$50,000.00	Complete
12-10 Townhouses	Site Lighting	1450		$25,000.00	$25,000.00	25,000.00	$25,000.00	Complete
12-14 Macon Street	Tuckpointing	1460		$80,000.00	$58,748.55	$58,748.55	$0.00	In Progress
PHA Wide 12-ALL	Operations	1406		$0.00	$0.00	$0.00	$0.00	
	Software Improvements	1408		$2,500.00	$2,500.00	$1,489.00	$1,489.00	Items Purchased
	Site Lighting	1450		$12,000.00	$12,000.00	$12,000.00	$12,000.00	Complete
	Accessibility Improvements	1460		$1,500.00	$0.00	$0.00	$0.00	
	Replace Carpeting	1460		$5,000.00	$16,500.00	$15,887.29	$11,342.55	Ongoing

[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: Decatur Housing Authority IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06P01250108 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]	
PHA Wide (Cont)	A/C Units	1465.1		$2,500.00	$2,500.00	$0.00	$0.00	
	Replace Appliances	1465.1		$5,000.00	$5,000.00	$0.00	$0.00	
	Interior Lighting	1465.1		$1,000.00	$1,000.00	$0.00	$0.00	
	Furniture for Apartments	1465.1		$0.00	$0.00	$0.00	$0.00	
	Replace Radios	1475		$1,000.00	$1,000.00	$0.00	$0.00	
	Misc. Tools	1475		$500.00	$500.00			
	Computer Equipment	1475		$5,000.00	$5,934.54	$5,934.54	$5,934.54	Items Purchased
	Vehicles	1475		$0.00	$0.00	$0.00	$0.00	
	Safety Equipment Systems	1475		$5,000.00	$4,065.46	$1,980.00	$1,980.00	Items Purchased
	Lobby Furniture	1475		$0.00	$11,251.45	$11,251.45	$0.00	P O Issued
	Salaries	1410		$48,980.00	$48,980.00	$48,980.00	$0.00	
	Benefits	1410		$31,500.00	$31,500.00	$31,500.00	$0.00	
	Travel & Training	1410		$2,500.00	$2,500.00	$0.00	$0.00	
	Printing & Advertising	1410		$3,000.00	$3,000.00	$1,552.42	$1,552.42	
	Fees & Costs	1430		$26,500.00	$105,321.00	$103,805.50	$96,330.38	

[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.

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: Decatur Housing Authority Decatur IL IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00			
2	1406 Operations (may not exceed 20% of line 21) [3]	$30,000			
3	1408 Management Improvements	$5,000			
4	1410 Administration (may not exceed 10% of line 21)	$102,092			
5	1411 Audit	$0.00			
6	1415 Liquidated Damages	$0.00			
7	1430 Fees and Costs	$196,847			
8	1440 Site Acquisition	$0.00			
9	1450 Site Improvement	$1,915			
10	1460 Dwelling Structures	$117,240			
11	1465.1 Dwelling Equipment—Nonexpendable	$52,000			
12	1470 Non-dwelling Structures	$35,000			
13	1475 Non-dwelling Equipment	$290,044			
14	1485 Demolition	$0.00			
15	1492 Moving to Work Demonstration	$0.00			
16	1495.1 Relocation Costs	$0.00			
17	1499 Development Activities [4]	$190,788			

[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

PHA Name: Decatur Housing Authority Decatur IL IL012	Grant Type and Number Capital Fund Program Grant No: IL06-P012-50109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	$0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,020,926			
21	Amount of line 20 Related to LBP Activities	$0.00			
22	Amount of line 20 Related to Section 504 Activities	$0.00			
23	Amount of line 20 Related to Security - Soft Costs	$0.00			
24	Amount of line 20 Related to Security - Hard Costs	$0.00			
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	12-4-2009		

[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: Decatur Housing Authority Decatur IL IL012	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50109 CFFP (Yes/ No): 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]	
AMP ILL 12-17	Replace Units lost Through HOPE VI	1499		$190,788				
AMP ILL 12-22	Operations	1406		$15,000				
Concord	Training	1408		$1,250				
Townhouses	Software Improvements	1408		$1,250				
8 Scattered Sites	Fees & Costs	1430		$40,037				
	Fire Alarm Systems	1470		$80,044				
	Video Surveillance at Concord	1475		$6,000				
	Change Machine at Concord	1475		$1,000				
	Energy Mgmt Improvements Concord	1475		$27,000				
	Truck Lift	1475		$2,250				
AMP ILL 12-23	Fees & Costs	1430		$78,737				
Hartford	Kitchen & Bath Remodeling at Cantrell	1460		$7,640				
Macon Street Apts.	Plumbing Improvements at Macon Street	1460		$1,000				
Cantrell	Roof Replacement at Hartford	1470		$15,000				
22 Scattered Sites	Window Replacement Hartford Elevators	1470		$5,000				
	Video Surveillance at Hartford	1475		$6,000				
	Change Machine at Hartford	1475		$1,000				
	Boiler Replacement at Hartford	1475		$70,000				
	Energy Management Improvements	1475		$26,000				
AMP ILL 12-24	Fees & Costs	1430		$27,862				
93 Scattered Sites	Exterior Improvements at Scat Sites	1450		$915				

[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: Decatur Housing Authority Decatur IL	**Grant Type and Number** Capital Fund Program Grant No: IL06-P012-50109 CFFP (Yes/ No): 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]	
AMP ILL-12-24 (Cont)	Kitchen and Bath Improvements 12-6	1460		$48,600				
AMP ILL 12-28	Operations	1406		$15,000				
Lexington	Training	1408		$1,250				
Poole Street	Software Improvements	1408		$1,250				
8 Scattered Sites	Fees & Costs	1430		$33,336				
	Exterior Improvements at Poole Street	1450		$1,000				
	Kitchen & Bath Remod. at Poole St	1460		$60,000				
	Ranges & Refrigerators at Poole St	1465.1		$52,000				
	Video Surveillance at Lexington	1475		$6,000				
	Energy Management Improvements	1475		$32,000				
	Truck Lift	1475		$2,250				
ILL 12-999999	Main Office Roof Repair	1470		$15,000				
Office	Energy Management Improvements	1475		$30,500				
	Fees & Costs	1430		$10,375				
PHA Wide	Grant Administration Fee	1410		$102,092				
	In House Construction Observation Fee	1430		$6,500				

[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: Decatur Housing Authority - IL012	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R01250209 Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☐ **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	$0.00	$0.00		
2	1406 Operations (may not exceed 20% of line 21) [3]	$0.00	$0.00		
3	1408 Management Improvements	$0.00	$0.00		
4	1410 Administration (may not exceed 10% of line 21)	$0.00	$0.00		
5	1411 Audit	$0.00	$0.00		
6	1415 Liquidated Damages	$0.00	$0.00		
7	1430 Fees and Costs	$0.00	$0.00		
8	1440 Site Acquisition	$0.00	$0.00		
9	1450 Site Improvement	$0.00	$0.00		
10	1460 Dwelling Structures	$0.00	$0.00		
11	1465.1 Dwelling Equipment—Nonexpendable	$0.00	$0.00		
12	1470 Non-dwelling Structures	$0.00	$0.00		
13	1475 Non-dwelling Equipment	$0.00	$0.00		
14	1485 Demolition	$0.00	$0.00		
15	1492 Moving to Work Demonstration	$0.00	$0.00		
16	1495.1 Relocation Costs	$0.00	$0.00		
17	1499 Development Activities [4]	$10,460.00	$10,460.00		

[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: Decatur Housing Authority IL012	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06R01250209 Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**

☐ **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
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00		
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$10,460.00	$10,460.00		
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	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	12-4-2009		

[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: Decatur Housing Authority - IL012	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IL06R01250209	**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]	
ILL 12-7	Replace Units lost thru HOPE VI	1499		$10,460.00	$10,460.00			

[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.

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: Decatur Housing Authority **1808 E Locust St** **Decatur IL 62521**	**Grant Type and Number** Capital Fund Program Grant No: IL06-S012-50109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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	$0.00	$0.00	$0.00	$0.00
2	1406 Operations (may not exceed 20% of line 21) [3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 21)	$143,717	$143,717	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$55,000	$55,000	$55,000	$0.00
10	1460 Dwelling Structures	$934,268.38	$934,268.38	$645,160	$619.80
11	1465.1 Dwelling Equipment—Nonexpendable	$80,501.10	$80,501.10	$0.00	$0.00
12	1470 Non-dwelling Structures	$200,000	$200,000	$200,000	$8,836.20
13	1475 Non-dwelling Equipment	$23,691.62	$23,691.62	$23,691.62	$23,691.62
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities [4]	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,437,178	$1,437,178	$933,851.62	$33,147.62

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: Decatur Housing Authority 1808 E Locust Decatur IL 62521	**Grant Type and Number** Capital Fund Program Grant No: IL06-S012-50109 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:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
				Obligated	Expended
21	Amount of line 20 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
22	Amount of line 20 Related to Section 504 Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 20 Related to Security - Soft Costs	$0.00	$0.00	$0.00	$0.00
24	Amount of line 20 Related to Security - Hard Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of line 20 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

Signature of Executive Director **Date** 12-4-2009

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: Decatur Housing Authority 1808 E Locust Street Decatur IL 62521	**Grant Type and Number** Capital Fund Program Grant No: IL06-S012-50109 CFFP (Yes/ No): 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]	
AMP ILL-12-22								
Concord	Landscaping at Townhouses	1450		$15,000	$15,000	$15,000	$0.00	In Progress
Townhouses	Exterior Improvements at Townhouses	1460		$65,000	$65,000	$65,000	$0.00	In Progress
8 Scattered Sites	Exterior Improvements at Scattered Sites	1460		$12,000	$12,000	$0.00	$0.00	
	Ranges at Scattered Sites	1465.1		$3,400	$3,400	$0.00	$0.00	
	Exterior Improvements at Concord	1470		$25,000	$8,836.20	$8,836.20	$8,836.20	In Progress
	Trash Compactor at Concord	1475		$8,100	$8,100	$8,100	$8,100	Complete
	Computer Upgrades at Concord	1475		$1,992.21	$1,992.21	$1,992.21	$1,992.21	Complete
AMP ILL-12-23								
Hartford	Landscaping at Cantrell	1450		$10,000	$10,000	$10,000	$0.00	In Progress
Macon Street	Exterior Improvements at Cantrell	1460		$38,000	$38,000	$38,000	$0.00	
Cantrell Street	Exterior Improvements at Scat. Sites	1460		$33,000	$33,000	$0.00	$0.00	
22 Scattered Sites	Kitchen & Bath Remod. @ Cantrell	1460		$81,000	$81,000	$81,000	$0.00	In Progress
	Tuck Pointing at Macon Street	1460		$42,000	$42,000	$0.00	$0.00	
	Ranges at Scattered Sites	1465.1		$9,240	$9,240	$0.00	$0.00	
	Ranges at Hartford	1465.1		$25,000	$25,000	$0.00	$0.00	
	Exterior Improvements at Hartford	1470		$25,000	$25,000	$25,000	$0.00	In Progress
	Computer Upgrades at Hartford	1475		$1,992.21	$1,992.21	$1,992.21	$1,992.21	Complete
AMP ILL-12-24	Exterior Improvements at Scat. Sites	1460		$129,885	$129,885	$0.00	$0.00	
93 Scattered Sites	Repair Hole left from old A/C at Scat Sites	1460		$20,000	$20,000	$0.00	$0.00	

Part II: Supporting Pages

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.

PHA Name: Decatur Housing Authority 1808 East Locust St. Decatur IL 62521	**Grant Type and Number** Capital Fund Program Grant No: IL06-S012-50109 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]	
ILL 12-24 (Cont)	Foundation Repair Scattered Sites	1460		$15,000	$15,000	$0.00	$0.00	
	Ranges at Scattered Sites	1465.1		$39,461.10	$39,461.10	$0.00	$0.00	
ILL 12-28	Landscaping at Poole St.	1450		$40,000	$40,000	$40,000	$0.00	In Progress
Lexington	Exterior Improvements at Poole St	1460		$160,023.38	$160,023.38	$144,800	$0.00	In Progress
Poole Street	Exterior Improvements at Scattered Sites	1460		$12,000	$12,000	$0.00	$0.00	
8 Scattered Sites	Kitchen & Bath Remod @ Poole St.	1460		$316,360	$316,360	$316,360	$619.80	In Progress
	Ranges & Refrigerators at Scattered Sites	1465.1		$3,400	$3,400	$0.00	$0.00	
	Exterior Improvements at Lexington	1470		$25,000	$25,000	$25,000	$0.00	
	Computer Upgrades at Lexington	1475		$1,992.20	$1,992.20	$1,992.20	$1,992.20	Complete
ILL 12-999999 Office	Storage Shed	1470		$100,000	$123,700	$123,700	$0.00	In Progress
	Exterior Improvements	1470		$25,000	$17,463.80	$17,463.80	$0.00	
	Computer upgrades	1475		$9,615	$9,615	$9,615	$9,615	Complete
PHA WIDE	Administration	1410		$143,717	$0.00	$0.00	$0.00	

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: Decatur Housing Authority **1808 East Locst Street** **Decatur IL 62521 PHA Code: IL012**	**Grant Type and Number** Capital Fund Program Grant No: IL01299999909R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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)	$59,430			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$61,300			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	$533,000			
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: Decatur Housing Authority 1808 E. Locust St Decatyr IL 62521	**Grant Type and Number** Capital Fund Program Grant No: IL01299999909R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval: 2009**

Type of Grant

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

☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **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)	$653,730			
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	$653,730			

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	12-4-2009		

[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: Decatur Housing Authority 1808 E Locust Street Decatur IL 62521 PHA Code: IL012	**Grant Type and Number** Capital Fund Program Grant No: IL01299999909R 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]	
ILL 12-999999								
Davis Center	Install lighting controls (sensors)	1470	33	$4,950				
	Energy Efficient Lighting Upgrades	1470	342	$60,400				
	Upgrade exit lights to LED	1470	12	$1920				
	Energy Efficient geothermal Heat Pumps	1470	40 tons	$400,000				
	Upgrade roof Insulation	1470	6600 s.f	$18,080				
	Install insulated partitions	1470	1200 s.f.	$6,400				
	Heating upgrade , infrared & H.E. furnace	1470	7	$22,250				
	Upgrade flush valve toilets	1470	7	$12,250				
	Upgrade flush valve urinals	1470	3	$3,750				
	Install low flow automatic lav. faucets	1470	6	$3,000				

[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: Decatur Housing Authority 1808 E Locust Street Decatur IL 62521 PHA Code: IL012	**Grant Type and Number** Capital Fund Program Grant No: IL01299999909R 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]	
ILL 12-999999								
Davis Center	Administrative Fee	1410		$59,430				
	A/E Fees and Green Assessment	1430		$61,300				

[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.

ATTACHMENT C

HOPE VI/MIXED FINANCE DEVELOMENT

DEMOLITION/DISPOSITION

CONVERSION OF PUBLIC HOUSING

Attachment: il012c01

Section 7.0 – HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project Based Vouchers.

The Decatur Housing Authority received a HOPE VI Grant in 1999. The development is a mixed finance development. The name of the development is Longview Place/Wabash Crossing IL012-15, 16, & 17. There are two phases complete. Phase III is under construction with an expected completion in June 2010.

The Decatur Housing Authority is planning to develop up to 200 units of mixed finance housing using program income, RHF funds that have been accumulated, and LIHTC funds which will be sought in accordance with the HUD approved RHF Plan. The Housing will partner with its affiliate not-for- profit will apply for LIHTCs to construct more affordable housing in the City of Decatur.

The Decatur Housing Authority will submit a disposition plan for the Effie Oliver Head Start Daycare Center located within Wabash Crossing on DHA owned property. This disposition plan is planned for submission by 12/15/2010. DHA will develop and sell homeownership units based on market feasibility. DHA will acquire land to support development.

The Decatur Housing will continue to administer Project Based HCV (Section 8). In accordance with Federal Register Notices of October 13, 2005, Docket No. FR-4636-F-02, the DHA is including a description of its plan for incorporating Project Based HCV (Section 8) as part of its existing Section 8 program. Regulations allow a PHA to designate up to 20% of its HCV (Section 8) funding available for tenant based assistance for use in project based voucher programs in accordance with Section 983.6. It is DHA's intent to utilize up to 20% of its Section 8 allocation for project based vouchers in support of Low Income Housing Tax Credit units that have been developed in Wabash Crossing and other new construction sites including 18 units for elderly at Heritage Place at Lake Shore. This project will significantly expand the choice of housing for low income elderly in the Authority's jurisdiction. DHA will seek 200 additional vouchers as a result of the HOPE VI Program, and may petition HUD to exceed the 20% cap on Project Based Vouchers. DHA will seek development of up to 200 additional Project Based New Construction units to be constructed by DHA affiliates, Not-for-Profits, or project developers.

ATTACHMENT B

PHA PLAN UPDATE

Section 6.0 – Attachment: il012b01

(a) PHA Plan elements listed here:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. - No Change
2. Financial Resources: Changes listed in table below:

Financial Resources Planned Sources and Uses		
Sources	Planned $	Uses
1. Federal Grants (FY2009)		
a) PH Operating Fund	$1,562,890	PH Operations
b) PH Capital Fund (2009)	$1,020,926	Modernization
c) Replacement Housing Factor (2009)	$10,460	Development
d) HOPE VI Revitalization	$3,205, 792	Development
e) ARRA Funds	$2,090,908	Modernization/Energy Efficiency
f) Annual Contributions for Section 8 Tenant Based Assistance	$4,433,524	Rental Assistance
g) ROSS	$250,000	Resident Services
h) Shelter Plus Care	$166,488	Services
2. Prior Year Grants (Unobligated Only)		
CFP IL06P01250108	$32,819	Modernization
3. Dwelling Rental Income	$714,056	PH Operations
4. Non-Federal Sources		
a) Public Housing Investment Income	$85,900	PH Operations
b) Program Income	$2,255,828	Development
Total	$12,623,799	

3. Rent Determinations- No Change

4. Operation and Management – The Decatur Housing Authority Procurement Policy Section III B. (5) was amended to include the following: "Contracts and purchases using American Recovery and Reinvestment Act of 2009 funds (ARRA funds) shall be exempt from State

procurement regulations and other provisions of this policy, but shall conform to published HUD guidelines, or the provisions of 24CFR Part 85.36."

The Decatur Housing Authority also includes a certification regarding the "Buy American" requirement that is executed by bidders during the bidding process.

5. Grievance Procedures – No Change

6. Designated Housing for Elderly and Disabled Families – DHA will evaluate the feasibility of designating one of its three highrise elderly/disabled facilities as a age 55 and over (elderly only) facility. If feasible, DHA will apply in October of 2010 to designate the Hartford, ILL 12-23, with 58 units as age restricted for persons 55 or older.

7. Community Service and Self-Sufficiency – No Change

8. Safety and Crime Prevention – No Change

9. Pets – No Change

10. Civil Rights Certification – No Change

11. Fiscal Year Audit – The Decatur Housing Authority is required to have an audit conducted under Section 5 (h) (2) of the US Housing Act of 1937 (42USC 1437 c (h). It has been submitted to HUD. There were 4 findings. Responses to findings have been submitted to HUD.

12. Asset Management – The Decatur Housing Authority has a goal to complete the transition to Asset Management. DHA will seek HUD approval to redefine AMPs in a logical manner to facilitate better management, initiate on site management at each AMP, implement accounting, MIS, and budgeting systems at each AMP and provide staff training of AMP staff.

13. Violence Against Women Act (VAWA) – In accordance with the Violence Against Women Act (VAWA) the Decatur Housing Authority will ensure that victims of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or denial of admission, if the applicant otherwise qualifies for assistance or admission. The DHA will refer applicants/tenants/participants of the Public Housing and Housing Choice Voucher programs, who are victims of domestic violence, dating violence, sexual assault, or stalking to the appropriate partner agency for assistance. Those agencies include 1) dove, a domestic violence service agency, 2) Growing Strong, a service agency that works with sexual assault victims, 3) Homeward Bound, a partner agency that provides housing to homeless families, 4) Land of Lincoln Legal Assistance, and other local service agencies.

In addition the Decatur Housing Authority will provide applicants an approved brochure that describes their rights under the law.

14. Carbon Monoxide Equipment Installation - The Decatur Housing Authority has installed carbon monoxide detectors in all dwellings containing combustion equipment. This includes all single family homes and duplex units, the Townhouse development which is comprised of 25 apartments in five buildings, and our Garden Apartment development which is comprised of 50 units in 10 buildings. Additionally, carbon monoxide detectors have been installed adjacent to central boiler rooms in accordance with State Law in each of three highrise buildings equipped with central heating plants.

ATTACHMENT A

GOALS AND OBECTIVES

Attachment: il012a01

Section 5.2 – Goals and Objectives.

A. Adapt the Decatur Housing Authority's housing stock by increasing the affordable housing supply for elderly by age and elderly by disability as stated in the Consolidated Plan and completing the HOPE VI for Longview Place.

Objectives:

1. DHA will build or acquire up to 161 new affordable housing units by December 31, 2015.

2. DHA will acquire land to construct up to 100 units for affordable housing for senior/disabled using RHF and Program Income funds.

3. DHA will acquire or construct up to 100 family affordable units.

4. DHA will seek an additional 200 HCV Vouchers.

5. DHA will designate one highrise property as age restricted for seniors 55 or older.

6. DHA with its affiliate Not for Profit will apply for LIHTCs to construct affordable housing.

B. Increase opportunities for low and moderate income persons to attain homeownership.

Objectives:

1. DHA will seek income sources for programs to help low income individuals overcome barriers to attaining affordable housing.

2. DHA will partner with local Not For Profits to provide homeownership counseling.

3. DHA will seek community partners (bank, S & Ls).

4. DHA will seek FHLB funding in the coming years.

5. DHA will evaluate and formulate plans for a HCV Homeownership Program.

C. Encourage resident self-sufficiency and facilitate employment opportunities.

Objectives:

1. DHA will continue to seek funding to construct a retail center within Wabash Crossing to provide job opportunities to residents.

2. DHA will develop a financial incentive package to encourage tenants in Wabash Crossing commercial spaces to employ residents.

3. DHA will continue to aggressively pursue its Section 3 Programs with construction contracts.

4. DHA will seek new income sources to continue services provided through the ROSS program.

5. DHA will apply for a Moving to Work designation to allow expansion of resident self-sufficiency programs and encourage resident employment.

6. DHA will encourage resident participation in State of IL DHS self-sufficiency programs.

D. Provide ethical stewardship of all programs and services.

Objectives:

1. Faithfully administer federal programs in accordance with laws and regulations (ongoing).

2. Maintain a system for residents and community members to recommend needed changes in DHA's housing stock and service provision (ongoing).

3. Provide excellent customer service.

4. Manage as a team, cooperating and assisting residents toward self-sufficiency.

E. Complete management of DHA conversion to Asset Management.

Objectives:

1. Redefine AMPS in a logical manner so all units of a development are within a single AMP.

2. Evaluate and establish a new wait list system including project based waiting lists.

3. Decentralize staff and services as feasible and locate at specific properties and AMPS.

4. Establish and implement accounting systems and reports by AMP and COCC.

5. Create and implement training programs for staff to broaden skills and transition to independent operations of AMPS by AMP staff.

6. Develop and implement a performance "dashboard" system for monitoring and reporting performance on critical AMP level operations and goals.

STATEMENT ON PROGRESS IN MEETING FIVE-YEAR GOALS FROM THE PREVIOUS 5-YEAR PLAN.

The Decatur Housing Authority has had great success in achieving its five year goals that were included in the previous 5-year plan. The DHA's mission is to provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals. As outlined in our previous Five Year Plan the following statement explain the goals that have been achieved in the past five years.

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

Explanation: The Decatur Housing Authority applied for a competitive CFP grant and NSP grant which were not funded. DHA, with a private developer, will complete construction of 35 additional ACC units and 29 project based HCV units in Wabash Crossing Phase III HOPE VI Project. This concludes the HOPE VI Program which resulted in construction of 227 ACC units and 85 project based HCV units.

Goal: Improve the quality of assisted housing.

Explanation: The Decatur Housing Authority's PHAS score was 91 for the past year. This is the highest score achieved ever. The Decatur Housing Authority has been designated as a High Performer under the Section 8 Program. The Authority achieved a 93 score on SEMAP. Results of a RASS survey revealed that the Authority has achieved 90% customer satisfaction. Various other improvements include reduced time to lease units that have been vacated, timely modernization included in the Capital Fund Program, and completion of Phase I and Phase II and near completion of Phase III of the Hope VI Revitalization.

Goal: Increase assisted housing choices.

Explanation: The Decatur Housing Authority conducts efforts through meetings with landlords and recruitment of new landlords. The Authority is in the process of implementing a homeownership program and site based waiting lists through the HOPE VI Program. The Authority acquired an apartment building to replace a portion of units lost through HOPE VI. This property has been designated by HUD for elderly/disabled persons only.

Goal: Improve community quality of life and economic vitality.

Explanation: The Decatur Housing Authority has implemented measures to deconcentrate poverty through the HOPE VI Program and the Authority owned scattered site housing projects. The Authority has retained the services of off-duty police officers to provide security services for our properties.

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

Explanation: The Authority's community services department and ROSS program staff have implemented various programs to help residents achieve independence and viable employment which includes a Step-Up Program. The CSS Department enforces the Section 3 program requirements and have achieved great success with creating employment opportunities for the residents.

Goal: Ensure equal opportunity in housing for all Americans.

Explanation: The Decatur Housing Authority continually undertakes affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial

status, and disability. This is achieved through the implementation of first come first served waiting lists and special programs for the disabled.

The Decatur Housing Authority maintains a system that includes resident input in the preparation of the PHA Plan. The Authority strives to provide excellent customer service and manage as a team assisting resident toward self-sufficiency.

ATTACHMENT F

HOUSING NEEDS

Attachment: il012f01

Section 9.0 – Housing Needs.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Affordable	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	2388	5	5	4	2	2	5
Income >30% but <=50% of AMI	1274	5	5	4	2	2	5
Income >50% but <80% of AMI	430	5	5	4	2	2	5
Elderly	1603	5	5	4	2	3	3
Families with disabilities	934	5	5	4	5	5	3
African American	779	5	5	4	1	1	5

Section 9.1 – Strategy for Addressing Housing Needs.

The Decatur Housing Authority's strategy for addressing the housing needs include:

1) Reduce turnover time for vacated public housing units.

2) Seek replacement of public housing units lost to the inventory through mixed finance development.

3) Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.

4) Maintain or increase Section 8 Lease up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.

5) Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.

6) Maintain or increase Section 8 lease-up rates by marketing the program to owners.

7) Maintain or increase Section 8 lease-up rates by effectively screening applicants to increase owner acceptance of the program.

8) Increase the number of affordable housing units by applying for additional vouchers if they become available.

9) Leverage affordable housing resources in the community through mixed finance.

10) Target available assistance to families at or below 30% of AMI.

11) Adopt rent policies to support and encourage work.

12) Target available assistance to the elderly by seeking designation of public housing elderly only.

13) Seek designation of public housing for families with disabilities.