5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 **PHA Name:** DECATUR HOUSING AUTHORITY **PHA Code:** IL012

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/1/2020
PHA Plan Submission Type: ☑ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Admissions and Continued Occupancy Policy
Blood Borne Disease Policy
Capital Inventory Policy
Check Signing Policy
Criminal Records Management POlicy
Disposition Policy
Drug Free Policy
Equal Housing Opportunity Policy
Facilities Use POlicy Hazardous Materials Policy
Investment Policy
Maintenance Policy
Pest Control Policy
Procurement Policy
Public Housing Lease
Section 8 Administrative Plan
Violence Prevention Policies
Collective Bargaining Agreement
No Smoking Policy

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	**5-Year Plan.** Required for all PHAs completing this form.
B.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."
B.2	**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years. See Attachment: il012a01
B.3	**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment: il012a01
B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. See Attachment: il012b01
B.5	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. See Attachment: il012b01
B.6	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment: il012c01
B.7	**Certification by State or Local Officials.** See attachment:IL012d01 Form HUD 50077-SL *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

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, low to moderate income families, and disabled persons.

Objectives:

1. DHA will seek to build or acquire up to 161 new affordable housing units by January 2022. These units will be absorbed into the existing ACC as replacement units.
2. DHA will seek an additional 200 HCV Vouchers.
3. DHA will designate one highrise property as age restricted for seniors 55 or older as a sufficient number of new elderly units are developed.
4. DHA, with its affiliate Not for Profit, will apply for LIHTC to construct affordable housing in any or all of the above categories.

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 (banks, S & Ls).
4. DHA will seek Federal Home Loan Bank funding in the coming years.
5. DHA will construct a minimum of 8 single family units for sale to low to moderate income families.

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 enforce its Section 3 Program with construction contracts.
4. DHA will seek new income sources to continue services formerly funded through the ROSS Program.
5. DHA will encourage resident participation in State of IL DHA 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. Create and implement training programs for staff to broaden skills and transition to independent operations of AMPs by AMP staff.
3. Continue refinement of the performance "dashboard" system for monitoring and reporting performance on critical AMP level operations and goals.

B.3 Progress Report

The Decatur Housing has had great success in achieving its five year goals that are included in the PHA Plan. The Decatur Housing Authority'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 Five Year Plan, the following statements 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 and received a $2 million in funding from the National Foreclosure Settlement Funding for the Illinois Attorney General's Office. These funds allowed construction of eight new single family homes for sale to low-moderate income families. Five of the 8 homes have been sold.

Goal: Improve the quality of assisted housing.

Explanation: The Decatur Housing Authority has completed replacement of 386 obsolete units with 468 new affordable units in its HOPE VI project. DHA strictly enforces HQS standards in the Section 8 Program to improve the overall quality of the housing stock. DHA continually makes improvements to its properties using Capital Funds.

Goal: Increase assisted housing choices.

Explanation: The Decatur Housing Authority conducts outreach efforts through meetings with landlords and recruitment of new landlords. The Authority is currently working with a consultant and a private developer to possibly acquire a portion or all of the Wabash Crossing Development if it is feasible.

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 ILL 12-4, 12-5, 12-6, and 12-7.

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

Explanation: The Authority has an entire department committed to the self-sufficiency of our tenants. The Community Services Department has implemented various programs to help residents achieve independence and viable employment. The DHA 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 shall maintain 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 residents toward self-sufficiency.

Attachment: il012b01

SECTION B.4 VIOLENCE AGAINST WOMEN ACT GOALS:

The DHA may add more security cameras as necessary in highrise hallways and laundry areas. 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 or there is an imminent threat 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 Decatur Housing Authority enforces the VAWA in accordance with 24 CFR Part 5.2003, 5.2005, 5.2007, 5.2011 and 24 CFR Part 5, Subpart L. The Decatur Housing Authority has made revisions to the lease language to conform to the regulations. The DHA will refer applicants/tenants/participants of the Public Housing and Housing Choice Voucher programs, who are victims or of domestic violence, dating violence, sexual assault, or stalking, or an imminent threat 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.

The Decatur Housing Authority amended the current VAWA Policy adding the Emergency Transfer Plan per VAWA 2013. (Resolution No. 17-15)

SECTION B.5 STATEMENT OF SUBSTANTIAL DEVIATION/SIGNIFICANT AMENDMENT:

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) Addition 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 programs or conversion activities.

ATTACHMENT: il012c01

Resident Advisory Board Meeting
November 20, 2020
Hartford Dining Room
2:00 p.m.

Diane Hackert, Facilities Director, started the meeting with introductions and welcomed all attendees to the meeting. Ms. Hackert then explained the PHA Plan process and the role of the Resident Advisory Board. She informed the residents that this meeting is being held to receive comments from residents regarding the operations and management of the Decatur Housing Authority as well as the physical improvements needed. Ms. Hackert further explained how the Capital Fund Program works and how the funds can only be used for specific things. Ten percent can be used for administration of the program which covers the staff salaries and benefits, 25% can be used for help with the day to day operations such as maintenance staff and supplies. The remaining funds can be used for management improvements such as training for staff, computer software upgrades, and physical improvements.

Ms. Hackert passed out the Performance and Evaluation Reports for each open grant and discussed the major work items included in each program. After discussion of the various items that have been completed, Ms. Hackert asked what physical improvements we need to make at the properties.

The following comments were received:

Comment: Is DMCOC going to be coming to the properties for people to sign up for help with their utilities?
Answer: This is something the new service coordinator will be checking into. She will let everyone know what she finds out.

Comment: We need to replace the lights in the elevator.
Answer: This will be reported to maintenance.

Comment: There needs to be better pest control procedures.
Answer: Maintenance has been using a different method and we hope to see results soon.

Comment: We need to have better security at night to keep outsiders from coming in and spending the night. Someone for night shift on site.
Answer: We will continue to seek funding sources for this option.

Comment: It is cold in the building. Need to turn the heat up.
Answer: Staff will check the Energy Management System to see if there is an issue.

Comment: We would like a pool table for the lobby.
Answer: This is something that can be accomplished with your Resident Council funds.

Comment: We need new patio furniture.
Answer: This is something that can be added to the plan.

Comment: The flooring in the apartments needs to be replaced.
Answer: This can be included in the plan.

Comment: There needs to be better groundskeeping.
Answer: This is a maintenance item that can be addressed with the supervisor.

Comment: The washing machines in the laundry room need replaced.
Answer: Staff will reach out to the vendor to see when they are scheduled for replacement.

After no further comments were received, the tenants were advised that the new draft plan will be available for review by the end of November in accordance with HUD regulations. There will be a public hearing at the January 9th board meeting prior to submission. The RAB meeting adjourned at 3:00.

There was a public hearing held at the January 9, 2020 Board Meeting. There were no comments received from the public.

RESIDENT ADVISORY BOARD

Antonio Miller
333 E. Center #511
Decatur IL 62526

Danny Brown
333 E. Center #507
Decatur IL 62526

Suzy Livingston
333 E. Center #306
Decatur IL 62526

Tyra Harris
1030 E. Leafland
Decatur IL 62521

Kristin Carr, Resident on BOC
1635 N 27th
Decatur IL 62526

Norma Woods
333 E. Center #213
Decatur IL 62526

Marva Spence
333 E. Center #415
Decatur IL 62526

Thurston Jones
1221 N Van Dyke #211
Decatur IL 62522

Madonna Downey
1096 W. Decatur St. #402
Decatur IL 62522

Robert Angell
333 E. Center #210
Decatur IL 62526

Phyllis Moore
1221 N Van Dyke #520
Decatur IL 62522

Julian Sautelet
1096 W Decatur #105
Decatur IL 62522

Dorothy Hendrix
333 E. Center #107
Decatur IL 62526

Marlie Hudson
1221 N Van Dyke #418
Decatur IL 62522

James Walker
1096 W. Decatur St. #413
Decatur IL 62522

Jonathan Eric DeWalt
1096 W. Decatur #510
Decatur IL 62522

Leslie Lovings
1221 N Van Dyke #506
Decatur IL 62522

Resident Advisory Board Meeting
Hartford Highrise
1096 W Decatur
Decatur IL 62522
November 20, 2019
2:00 p.m.

Name	Address/Representing
Wanda Crum	1096 W Decatur
[illegible]	Hartford
[illegible]	Hartford
Eric Dawalt	Hartford
Michael Farmer	
Joyce Perry	Hartford
Tatonian Johnson	Hartford 106#

CERTIFICATE OF PUBLICATION

State of Illinois)
) ss.
County of Macon)

I, the undersigned, do hereby certify that I am the publisher of DECATUR TRIBUNE, a public and secular newspaper of general circulation, published weekly in the City of Decatur, Macon County, Illinois, and that the same has been regularly published for at least one year prior to the date of the first publication of the notice hereinafter mentioned, and is qualified as a newspaper as defined in Act - Chapter 100, Sections 1 and 5, Illinois Revised Statutes.

I further certify that a notice, or advertisement, of which the annexed is a true printed copy, has been regularly published in said newspaper,...../.....times, once in each week for..../.....successive weeks, the first publication thereof having been made in the issue of the DECATUR TRIBUNE on the ..27th...day of ..Nov..... A.D. 2019.. and the last publication thereof having been made in the issue of said newspaper published on the ..27th... day of ..Nov..... A.D. 2019.. Fee $..12.00.....

IN WITNESS WHEREOF, I have hereunto set my hand at Decatur in said County and State, this 27. day of Nov.... A.D. 2019...

Paul V. Oslon

Publisher.

DECATUR TRIBUNE

Received Payment

By_____

PUBLIC HEARING NOTICE

The Decatur Housing Authority has developed its Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. This draft plan will be available for review for a period of 45 days prior to submission to HUD. The Authority's hours of operation are Monday through Friday 8:00 a.m.-12:00 p.m. and 12:30 p.m.-4:30 p.m.

A Public Hearing will be held on January 9, 2020 in conjunction with the Authority's regular board meeting which will be held at 3:30 p.m. in the board room at the main office located at 1808 East Locust, Decatur, IL. The public is invited to attend. (11-27)

Attachment: I1012d01

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Mr. Scot Wrighton (*Official's Name*), the City Manager (*Official's Title*)

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Decatur Housing Authority – IL012
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the

City of Decatur Illinois
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. The DHA continually collaborates with city staff through a consortium of agencies in the community to increase housing choices for low income persons in the community without regard to race, color, religion, sex, disability, familial status, or national origin. The DHA continues to address goals to Affirmatively Further Fair Housing for all citizens of the community through programs to address impediments to fair housing such as employment through the Section 3 Program. The DHA continually works with partner agencies to provide assistance with barriers to obtaining decent, safe, affordable housing and is an Equal Opportunity Housing Provider.

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

Name of Authorized Official	Title
Mr. Scot Wrighton	City Manager
Signature	Date
	12/26/2019

form **HUD-50077-SL** (12/2014)

Certifications of Compliance with PHA Plans and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Attachment: i1012e01

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2020, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

DECATUR HOUSING AUTHORITY	IL012
PHA Name	PHA Number/HA Code

__X___Annual PHA Plan for Fiscal Year 2020

__X___5-Year PHA Plan for Fiscal Years 2020 – 2024

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

Name of Authorized Official LISA CAMPBELL-HEIN	Title: CHAIRPERSON
Signature Lisa A. Campbell Hein	Date: 1/9/20