

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p>PHA Name: <u>Springfield Housing Authority</u> PHA Code: <u>IL004</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>897</u> Number of Housing Choice Vouchers (HCVs) <u>2413</u></p> <p>Total Combined <u>3,310</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Springfield Housing Authority's Administrative Office located at 200 North Eleventh Street, Springfield, IL 62703</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					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:																	
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Attachment A: Statement of Housing Needs and Strategy for Addressing Housing Needs has not been revised, but is attached for reference.</p> <p>Attachment B: Financial Resources</p> <p>Attachment C: Summary of ACOP Revisions and Summary of Administrative Plan Revisions</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>Attachment D: Deconcentration Policy</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Attachment E: New Activities</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Attachment F: Progress Report</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>HUD approved the SHA's 2023-2027 5 Year Action Plan in EPIC on 7/17/2023.</p>
B.5	<p>Most Recent Fiscal Year Audit. Attachment G: 2022 FYE Independent Audit</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: P. 39-40 of the Independent Audit lists findings 2022-001 and 2022-002. Page 41 includes the SHA's corrective action plan.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Attachment H</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment I</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment J</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Attachment K</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 457 1451 909"> <tr> <td data-bbox="180 457 1451 499"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="180 499 1451 909"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table> <table border="1" data-bbox="180 930 1451 1350"> <tr> <td data-bbox="180 930 1451 972"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="180 972 1451 1350"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table> <table border="1" data-bbox="180 1371 1451 1824"> <tr> <td data-bbox="180 1371 1451 1413"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="180 1413 1451 1824"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>
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Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

- B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

- C.2 Certification by State or Local Officials.** 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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: 03/31/2024

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

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Springfield Housing Authority</u> PHA Code: <u>IL004</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>Springfield Housing Authority's Administrative Office located at 200 North Eleventh Street, Springfield, IL 62703</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	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:																							
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.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>The Springfield Housing Authority mission is to be the primary leader in providing quality affordable housing to individuals and families, while encouraging partnerships necessary for residents to develop self-sufficiency and to be productive members of the community.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Attachment L</p>
B.3	<p>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.</p> <p>Attachment F</p>
B.4	<p>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.</p> <p>Attachment M</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Attachment N</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>Attachment H</p>
C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment I</p>

C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>Attachment K</p>
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

- 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. ([24 CFR § 903.6\(a\)\(1\)](#))
- 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. ([24 CFR § 903.6\(b\)\(1\)](#))
- 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. ([24 CFR § 903.6\(b\)\(2\)](#))
- 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. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

ATTACHMENT A

Springfield Housing Authority 2024 PHA Plan

B.1 (b) Strategy for Addressing Housing Needs

**SPRINGFIELD HOUSING AUTHORITY
SHA IL004**

**Section B.1 (b)
Strategy for Addressing Housing Needs**

The Springfield Housing Authority will employ the following methods to meet the housing needs within the community:

- Implement effective maintenance and management policies to minimize the number of public housing units off-line, reduce turnover time for vacated public housing units, and reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through mixed finance development and Housing Choice Voucher Replacement Housing resources.
- Maintain or increase Housing Choice Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, including requesting HUD approval for higher payment standards, as applicable.
- Undertake measures to ensure access to affordable housing available to families assisted by the PHA, regardless of unit size required.
- Market the Housing Choice Voucher program to owners to help maintain and/or increase this program and participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Implement incentives for new landlords and landlords with units outside minority and poverty concentrated areas to participate in the Housing Choice Voucher Program.
- Increase the number of affordable housing units by:
 - Applying for additional Housing Choice Voucher units, should they become available.
 - Leveraging affordable housing resources in the community through the creation of mixed finance housing.
 - Pursuing housing resources other than public housing or Housing Choice Voucher tenant-based assistance.
- Adopt rent policies to support and encourage work to target families at or below 30% of the AMI and to families at or below 50% of AMI
- Seek designation of public housing for the elderly, apply for special-purpose vouchers targeted to the elderly, should they be available, and develop and promote additional amenities in elderly developments, by creating additional elderly mixed income developments.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available and implement the mainstream housing opportunities for persons with



disabilities with grants awarded to Springfield Housing Authority. Further develop partnerships with agencies that work with disabled populations. Through the MTW initiative determine feasibility and implement voluntary voucher programs for special needs populations from the allocated tenant-based voucher pool (i.e. operate a voluntary Emergency Housing Voucher (EHV) program).

- Apply for special-purpose vouchers targeted to homeless families. Further develop partnerships with agencies that work with homeless populations.
- Implement Moving to Work initiatives to implement HUD regulatory and funding flexibilities to further meet the housing needs specific to the Springfield community.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Expand affordable housing through acquisition of property and new construction development.
- Expand partnerships with affordable housing providers and developers.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	6,097		
Extremely low income <=30% AMI	5,601	91.86%	
Very low income (>30% but <=50% AMI)	410	6.72%	
Low income (>50% but <80% AMI)	63	1.03%	
Families with children	2,879	47.22%	
Elderly families	298	4.89%	
Families with Disabilities	933	15.30%	
Race/ethnicity W	1,106	18.14%	
Race/ethnicity B	4,566	74.89%	
Race/ethnicity A	13	0.21%	
Race/ethnicity Other	383	6.28%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No☒ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 1

	# of families	% of total families	Annual Turnover
Waiting list total	222		
Extremely low income <=30% AMI	181	81.53%	
Very low income (>30% but <=50% AMI)	26	11.71%	
Low income (>50% but <80% AMI)	11	4.95%	
Families with children	71	31.98%	
Elderly families	25	11.26%	
Families with Disabilities	54	24.32%	
Race/ethnicity W	46	20.72%	
Race/ethnicity B	159	71.62%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	17	7.66%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	149	67.12%	
2 BR	49	22.07%	
3 BR	17	7.66%	
4 BR	5	2.25%	
5 BR	2	0.90%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 2

	# of families	% of total families	Annual Turnover
Waiting list total	244		
Extremely low income <=30% AMI	199	81.56%	
Very low income (>30% but <=50% AMI)	34	13.93%	
Low income (>50% but <80% AMI)	8	3.28%	
Families with children	82	33.61%	
Elderly families	27	11.07%	
Families with Disabilities	53	21.72%	
Race/ethnicity W	46	18.85%	
Race/ethnicity B	180	73.77%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	18	7.38%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	161	65.98%	
2 BR	55	22.54%	
3 BR	20	8.20%	
4 BR	6	2.46%	
5 BR	2	0.82%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 3

	# of families	% of total families	Annual Turnover
Waiting list total	79		
Extremely low income <=30% AMI	68	86.08%	
Very low income (>30% but <=50% AMI)	8	10.13%	
Low income (>50% but <80% AMI)	2	2.53%	
Families with children	3	3.80%	
Elderly families	18	22.78%	
Families with Disabilities	35	44.30%	
Race/ethnicity W	26	32.91%	
Race/ethnicity B	51	64.56%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	2	2.53%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	74	93.67%	
2 BR	5	6.33%	
3 BR	0	0%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 4

	# of families	% of total families	Annual Turnover
Waiting list total	93		
Extremely low income <=30% AMI	63	67.74%	
Very low income (>30% but <=50% AMI)	16	17.20%	
Low income (>50% but <80% AMI)	11	11.83%	
Families with children	33	35.48%	
Elderly families	11	11.83%	
Families with Disabilities	22	23.66%	
Race/ethnicity W	16	17.20%	
Race/ethnicity B	74	79.57%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	3	3.23%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	53	56.99%	
2 BR	24	25.81%	
3 BR	10	10.75%	
4 BR	2	2.15%	
5 BR	4	4.30%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 7

	# of families	% of total families	Annual Turnover
Waiting list total	190		
Extremely low income <=30% AMI	145	76.32%	
Very low income (>30% but <=50% AMI)	29	15.26%	
Low income (>50% but <80% AMI)	15	7.89%	
Families with children	73	38.42%	
Elderly families	20	10.53%	
Families with Disabilities	36	18.95%	
Race/ethnicity W	26	13.68%	
Race/ethnicity B	151	79.47%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	13	6.84%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	115	60.53%	
2 BR	47	24.74%	
3 BR	20	10.53%	
4 BR	6	3.16%	
5 BR	2	1.05%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☒ Public Housing Site-Based or sub-jurisdictional waiting list
(optional)

If used, identify which development/sub jurisdiction: AMP 9

	# of families	% of total families	Annual Turnover
Waiting list total	41		
Extremely low income <=30% AMI	29	70.73%	
Very low income (>30% but <=50% AMI)	6	14.63%	
Low income (>50% but <80% AMI)	4	9.76%	
Families with children	1	2.44%	
Elderly families	26	63.41%	
Families with Disabilities	23	56.10%	
Race/ethnicity W	15	36.59%	
Race/ethnicity B	23	56.10%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	3	7.32%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38	92.68%	
2 BR	3	7.32%	
3 BR	0	0%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list

(optional)

If used, identify which development/sub jurisdiction: Homeownership

	# of families	% of total families	Annual Turnover
Waiting list total	17		
Extremely low income <=30% AMI	0	0%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	11	64.71%	
Elderly families	1	5.88%	
Families with Disabilities	3	17.65%	
Race/ethnicity W	3	17.65%	
Race/ethnicity B	14	82.35%	
Race/ethnicity A	0	0%	
Race/ethnicity Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	29.41%	
2 BR	6	35.29%	
3 BR	6	35.29%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

ATTACHMENT B

Springfield Housing Authority 2024 PHA Plan

B.1 (b) Financial Resources

2023 SHA Funding Sources (Projected)

Housing Choice Voucher HAP	\$13,622,000.00
Repayment Agreements (HAP)	\$18,000.00
Housing Choice Voucher Admin Fees	\$1,574,950.00
Repayment Agreements (Admin)	\$74,000.00
Public Housing Operating Subsidy	\$3,585,000.00
Tenant Rent and Other Income	\$2,018,000.00
Capital Fund	\$2,427,508.00
Interest Income	\$250,000.00
Mainstream Voucher HAP	\$1,007,500.00
Mainstream Voucher Admin Fees	\$160,044.00
FSS Coordinator Grant	\$276,504.00
Realized Developer Fee	\$35,500.00
Rental Housing Support Program	\$29,100.00
ROSS Service Coordinator Grant	\$63,450.00
IPRF	\$18,635.00
Other Revenue	\$102,159.00
Management Fees	\$10,000.00
Community Foundation Grant	\$0.00

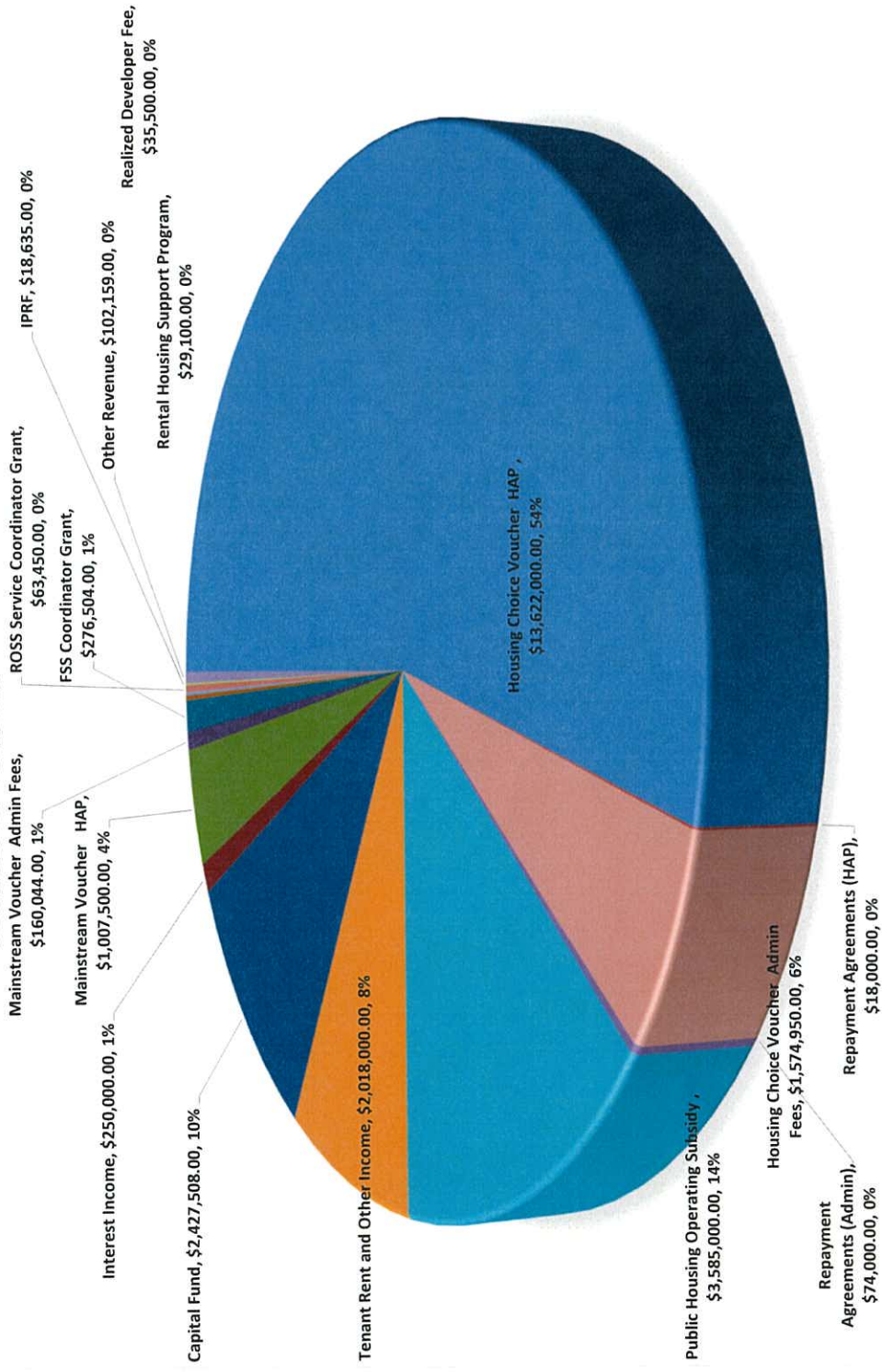
TOTAL **\$25,272,350.00**

The SHA during 2023 was successful in receiving grants to provide additional services to the Residents. The HAP proration in 2023 was at 100 % for payments to Landlords on the program. The Admin Fee proration in 2023 was at 97.92 % to have funds to administer the program.

There were 2,460 vouchers funded at the middle of 2023 for the HCV, Mainstream, Emergency Housing Voucher and Rental Housing Support Program. The Public Housing Operating Subsidy proration was at 98.72 %. The occupancy rate at the middle of 2023 for Public Housing was 96.7% with 771 of 797 units occupied.

2023

SOURCES OF FUNDING



ATTACHMENT C

**Springfield Housing Authority
2024 PHA Plan**

**B.1 (b)
ACOP Revisions Summary
Administrative Plan Revisions Summary**

SPRINGFIELD HOUSING AUTHORITY

Public Housing

SUMMARY OF PROPOSED REVISIONS TO THE ADMISSIONS and CONTINUED OCCUPANCY PLAN September 2023

Specific Changes Through Policy	Page Number	Previous Language	Proposed Language
Included HOTMA 102 & 104 required language relative to eligibility for admissions.	16	None	Asset Limitations for eligibility; HUD consent form for eligibility.
Included HOTMA 102 & 104 required language relative to eligibility for continued occupancy.	57	None	HUD consent form for continued occupancy.
Included HOTMA 102 & 104 required language relative to EIV requirements	59	None	Quarterly New Hires report to be reviewed quarterly. SHA will not accept income determinations from other means tested programs.
Requesting MTW waiver to allow families exceeding income limits to remain housed for 36 months instead HUD required 24 months.	60-63	Establishes policy to terminate a household's lease not more than six months after twenty-four consecutive months of the household income exceeding applicable income limits. Establishes notice requirements notifying families initially, at 12 months and at 24 months of exceeding the applicable income limit.	Establishes policy to terminate a household's lease not more than six months after thirty-six consecutive months of the household income exceeding applicable income limits. Establishes notice requirements notifying families initially, at 12 months, 24 months and 36 months of exceeding the applicable income limit.

Included HOTMA 102 & 104 required language relative to families exceeding asset limitations	63-64	None	SHA policy relative to families with net assets over \$100,000, notification, lease termination.
Included HOTMA 102 & 104 required language relative to interim reexaminations	65-66	Interims due to increase of income to be reported when the income is projected to exceed \$100/month	Interims due to increase of income to be reported when the income is projected to exceed 10% of the family's adjusted gross income.
Included HOTMA 102 & 104 required language relative to errors in income determination	67	None	SHA's policy on handling errors in income determination.
General edit to mirror SHA Board approved Accounts Receivable Policy	79	None	Any past due balance is recaptured from the utility allowance/deficit rent payment prior to issuing any funds to the prepaid VISA card
Included HOTMA 102 & 104 required language relative to annual income	83-87	Annual income definition for the purpose of determining income and rent	HOTMA required definition of annual income
Included HOTMA 102 & 104 required language relative to childcare expenses	93-94	None	Additional language to allow families to request hardship exemption and count childcare expenses if they are not working/going to school or the child is over the age of 13
Included HOTMA 102 & 104 required language relative to dependent deductions	94	None	Additional language that HUD will upward adjust the base dependent deduction
Included HOTMA 102 & 104 required language relative to health and medical expenses	95-97	Medical expense deduction policy	Updated policy to reflect HOTMA health and medical expenses. Deduction increased from 3% to

			10% of expenses exceeding income. Includes hardship exemption policies – phased in for existing families claiming deduction and new for new families claiming deduction after January 1, 2024
Included HOTMA 102 & 104 required language relative to elderly/disabled deductions	97	Elderly/Disabled exemption = \$400	Increased Elderly/Disabled deduction to \$5825 and included additional language that HUD will upward adjust the new base deduction
PIH Notice 2023-16 Uniform Physical Conditions Standards replaced by NSPIRE	102	Removed reference to UPCS	Replaced UPCS with NSPIRE standards
General edit to reflect position title	114	Remove Accounts Payable Clerk	Replace with Account Tech I
General edit to mirror SHA Board approved Accounts Receivable Policy	115	Maximum charge of \$2,500 for excessive property damage	Maximum charge of \$2,000 for excessive property damage
Updated Article 7 of the SHA public housing lease agreement to reflect HOTMA interim requirements	133	Interims due to increase of income to be reported when the income is projected to exceed \$100/month	Interims due to increase of income to be reported when the income is projected to exceed 10% of the family's adjusted gross income.
Update Article 7 of the SHA public housing lease agreement to reflect MTW waiver process for households whose income exceeds the applicable income limit for 36 consecutive months. Remove existing language in conflict with the HOTMA rule.	134	should the Tenant's income exceed the approved income limits for 24 consecutive months, the SHA will terminate the lease. i. Upon Notice from the SHA that the family's income has exceeded the over-income limit for 24 consecutive months,	should the Tenant's income exceed the approved income limits for 36 consecutive months, the SHA will terminate the lease. i. Upon Notice from the SHA that the family's income has exceeded the over-income limit for 36 consecutive months,

		the SHA will terminate the family's tenancy in no more than six months from the date of the notice. ii. If the Tenant does not vacate within the 6-month period, the tenant will be in violation of this lease and subject to Section II, Paragraph 19.	the SHA will terminate the family's tenancy in no more than six months from the date of the notice. ii. If the Tenant does not vacate within the 6-month period, the tenant will be in violation of this lease and subject to Section II, Paragraph 19.
Updated Article 7 of the SHA public housing lease agreement to reflect HOTMA asset requirements	134	None	Added language regarding lease termination if assets exceed HUD limitations.
Updated Article 26 of the SHA public housing lease agreement to reflect HOTMA calculation errors requirements	139	None	Added language that the tenant is not required to reimburse the SHA for undercharges caused solely by the SHA's failure to follow HUD's procedures for computing rent.
Definitions updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023	157-178	Definitions updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023	Definitions updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023

SPRINGFIELD HOUSING AUTHORITY

Housing Choice Voucher Program

SUMMARY OF PROPOSED REVISIONS TO THE ADMINISTRATIVE PLAN September 2023

Specific Changes Through Policy	Page Number	Previous Language	Proposed Language
PIH Notice 2023-16 Housing Quality Standards replaced by NSPIRE	Throughout	HQS Housing Quality Standards	NSPIRE National Standards for the Inspection of Real Estate
Requesting MTW waiver to allow flexible eligibility criteria for Project-Based vouchers serving special needs populations providing on-site supportive services	5-6	None	Requesting MTW waiver to allow flexible eligibility criteria for Project- Based vouchers serving special needs populations providing on-site supportive services
Requesting MTW waiver to voluntarily operate an Emergency Housing Voucher program designating vouchers from its existing allocation.	7	None	Added language to voluntarily operate an Emergency Housing Voucher program designating vouchers from its existing allocation.
Requesting MTW waiver to voluntarily operate Temporary Relocation vouchers from its existing allocation.	7	None	Added language to designate up to fifty (50) of its tenant-based Housing Choice Vouchers for the temporary relocation of public housing residents when it is replacing public housing units removed through public housing action, RAD conversions, etc.
Included HOTMA 102 & 104 required language relative to eligibility	14	Removed previous definition of family	Replace with HOTMA definition of family
Included HOTMA 102 & 104 required language relative to applicants exceeding asset limitations	16	None	SHA policy relative to applicants with net assets over \$100,000

Included HOTMA 102 & 104 required language relative to applicant consent forms	17	None	SHA policy relative to applicants' requirement to complete HUD consent forms
Requesting MTW waiver to increase to provide landlord incentives for landlords continuing to participate on the program and new landlords leasing in high opportunity areas or areas where vouchers are difficult to use.	26	None	<p>Landlord Leasing Incentives</p> <p>Vacancy Loss: To incentivize a landlord's continued participation in the HCV program, the SHA will make additional payments to the landlord in accordance with the following:</p> <ul style="list-style-type: none"> - Payments made to the landlord must be equal to no more than one month of the contract rent; - The payment must be made to the landlord when the next HAP contract is executed between the owner and the SHA. <p>Other Landlord Incentives: In order to incentivize new landlords to join the HCV program, the SHA will provide incentive payments to landlords leasing properties in high opportunity neighborhoods or in areas located where vouchers are difficult to use in accordance with the following:</p> <ul style="list-style-type: none"> - Payments made to the landlords must be equal to no more than one month of the contract rent; and - Payment must be made to the landlord when the HAP contract is

			executed between the owner and the SHA.
Included HOTMA 102 & 104 required language relative to EIV requirements	59	None	Quarterly New Hires report to be reviewed quarterly. SHA will not accept income determinations from other means tested programs.
HUD Administration – Memo to PHAs – Eliminating Barriers That May Unnecessarily Prevent Individuals with Criminal Histories from Participating in HUD Programs (4/22)	22	Criminal History eligibility criteria 3 years misdemeanor activity and 10 years felonious activity	Criminal History eligibility criteria 3 years misdemeanor convictions and 7 years felony convictions
Requesting MTW waiver to allow flexible eligibility criteria for Project-Based vouchers serving special needs populations providing on-site supportive services	21	None	Requesting MTW waiver to allow flexible eligibility criteria for Project- Based vouchers serving special needs populations providing on-site supportive services
Adopting MTW Moving On preference to provide tenant-based HCVs to applicant households transitioning from permanent supportive housing to permanent housing	34	None	Provides up to twenty (20) Housing Choice Vouchers/Mainstream/NED annually contingent upon funding availability, for applicant households in which a member of the household (head, spouse or sole member) was homeless at admission to a permanent supportive housing program, is transitioning out of the permanent supportive housing program and is directly referred from the Continuum of Care.
General edit to reflect the regulation	41	Earned Income Disregard lifetime limit of 48 months	Earned Income Disregard lifetime limit of 24 months
Included HOTMA 102 & 104 required language relative to errors in income determination	43	None	SHA's policy on handling errors in income determination.

Included HOTMA 102 & 104 required language relative to assets	45-50	Assets definition for the purpose of determining income and rent	HOTMA required definition of assets
Included HOTMA 102 & 104 required language relative to families exceeding asset limitations	50-51	None	SHA policy relative to families with net assets over \$100,000, notification, program termination.
Included HOTMA 102 & 104 required language relative to dependent deductions	52	None	Additional language that HUD will upward adjust the base dependent deduction
Included HOTMA 102 & 104 required language relative to elderly/disabled deductions	52	Elderly/Disabled exemption = \$400	Increased Elderly/Disabled deduction to \$525 and included additional language that HUD will upward adjust the new base deduction
Included HOTMA 102 & 104 required language relative to childcare expenses	52	None	Additional language to allow families to request hardship exemption and count childcare expenses if they are not working/going to school or the child is over the age of 13
Included HOTMA 102 & 104 required language relative to health and medical expenses	53-56	Medical expense deduction policy	Updated policy to reflect HOTMA health and medical expenses. Deduction increased from 3% to 10% of expenses exceeding income. Includes hardship exemption policies – phased in for existing families claiming deduction and new for new families claiming deduction after January 1, 2024
PIH Notice 2023-16 Uniform Physical Conditions Standards replaced by NSPIRE	73-90	Removed reference to Housing Quality Standards	Replaced HQS with NSPIRE standards
Requesting MTW waiver to conduct pre-qualifying unit inspections	75	None	A pre-qualifying unit inspection may be conducted within ninety (90) days of an HCV

			assisted family occupying the unit and must pass NSPIRE standards. The family may request an interim inspection as applicable.
	94	Contract Rent Adjustment – 60 days before it goes into effect	Contract Rent Adjustment – 60 days before the next annual anniversary date or HAP expiration date, whichever is sooner
Included HOTMA 102 & 104 required language relative to interim reexaminations	99	Interims due to increase of income to be reported when the income is projected to exceed \$100/month	Interims due to increase of income to be reported when the income is projected to exceed 10% of the family's adjusted gross income.
Included HOTMA 102 & 104 required language relative to program participant consent forms	121	None	SHA policy relative to participating families' requirement to complete HUD consent forms
	123	Removed "biennial inspections"	Revert to back annual inspections only
Requesting MTW waiver to increase the cap of tenant-based vouchers it can convert to project-based vouchers.	131	Up 20% of its authorized units can be converted to Project-Based Vouchers	Up 25% of its authorized units can be converted to Project-Based Vouchers
Requesting MTW waiver to allow flexible eligibility criteria for Project-Based vouchers serving special needs populations providing on-site supportive services	138	None	Requesting MTW waiver to allow flexible eligibility criteria for Project- Based vouchers serving special needs populations providing on-site supportive services
Requesting MTW waiver to allow SHA to inspect RAD PBV units that it holds ownership of	145	None	Through the SHA's HUD approved Move to Work designation, the Springfield Housing Authority elects to conduct its own NSPIRE inspections on units that it owns, manages and/or controls. The SHA shall hire a third-party entity to conduct quality control inspections annually at

			RAD-PBV properties that it owns, manages and/or controls. Additionally, any time at HUD's request, the SHA shall obtain the services of a third-party entity to determine SHA owned units comply with NSPIRE standards.
Glossary of Terms updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023	159-186	Definitions updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023	Definitions updated to reflect HOTMA 102 & 104 Final Rule issued February 14, 2023
Income Limits	188	None	Updated to reflect 2023 HUD issued income limits
Included HOTMA 102 & 104 required language relative to interim reexaminations	200-202	Interims due to increase of income to be reported when the income is projected to exceed \$100/month	Interims due to increase of income to be reported when the income is projected to exceed 10% of the family's adjusted gross income.

ATTACHMENT D

Springfield Housing Authority 2024 PHA Plan

B.1 (c) De-Concentration Policy

XIV. De-Concentration Policy

XIV. De-Concentration Policy

The Springfield Housing Authority shall make every effort to de-concentrate families of certain income characteristics within the Public Housing Authorities complexes. To achieve this the Housing Authority may offer incentives for eligible families having lower incomes and provide for occupancy of eligible families having lower incomes in developments predominantly occupied by eligible families having higher income. Incentives by the Housing Authority allow for the eligible family to have the sole discretions in determining whether to accept the incentive and the agency may not take and adverse action toward any eligible family for choosing not to accept these incentives.

The skipping of the family on the waiting list to reach another family to implement this de-concentration policy shall not be considered adverse action. As such, SHA will continue to accept applications and place the individuals on the waiting list. Selection will be made based on a combination of the local preferences and an income target mix. A family who qualifies as a higher income family (exceeds 30% of median income) may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project and building (i. e. family development) as an effort to avoid a concentration of higher or lower income families in any one development.

Efforts through marketing and outreach shall be made to increase the number of families with incomes grater than thirty (30) percent of median income in the projects noted above in order to avoid concentrations of very low-income families in the projects as per the requirements of the QHWRA of 1998. An incentive of \$100.00 credit on the third month rent may be offered to higher income families in order to promote occupancy in the lower income family developments.

ATTACHMENT E

Springfield Housing Authority 2024 PHA Plan

B.2 New Activities

SPRINGFIELD HOUSING AUTHORITY SHA IL004

B.2 New Activities

a. HOPE VI or Mixed Finance Modernization or Development

Over the past eleven years, the Springfield Housing has utilized the mixed finance development method to develop Genesis Place (thirty-six units of single-family homes and apartments on the former Major Byrd Hi-Rise site) and the Villas at Vinegar Hill (ninety-two elderly designated units in a low-rise building). The Springfield Housing Authority intends to continue seeking mixed finance resources to update, modernize and expand its current public housing stock as applicable and available.

In 2020, the SHA completed rehabilitation work as a part of the RAD conversion of its development known as Lincolnwood Estates. 100% occupancy of the rehabbed development was achieved in 2020.

The SHA will conduct feasibility studies to utilize the Rental Assistance Demonstration (RAD) program to convert other public housing properties such as the Brandon Development included in AMP 1 and any other identified properties that could benefit from the program, as applicable.

The SHA also intends to acquire additional land and build new units (family and elderly) utilizing public and private resources to adequately meet the affordable housing needs of the Springfield/Sangamon County community.

b. Demolition and/or Disposition

Previously, the SHA sought and received necessary approvals to demolish and dispose of the Major Byrd Hi-Rise and Sankey Hi-Rise sites as part of the mixed finance development process.

As the SHA seeks necessary RAD approvals, it will submit disposition applications to dispose of the intended property as required by the RAD conversion process.



Springfield Housing Authority will continue to seek partners for a long-term land lease of Madison Park Place commercial site.

The SHA will continue reviewing existing properties (Hildebrandt and Bonansinga Hi-Rises) for professional recommendations for repairs, costs associated with repairs and/or recommendations moving forward relative to the viability of the aging structures long-term. As any public housing units are deemed obsolete, the SHA will submit demolition/disposition applications as necessary.

c. Conversion of Public Housing – Rental Assistance Demonstration

Brandon Court

The Springfield Housing Authority is considering applying for a RAD conversion of 76 units included within its AMP 1 development (partial conversion of IL004000001 SHA-North) utilizing the RAD and Section 18 programs. The SHA, with its Development partner, Bear Development, intends to submit a 9% Low Income Housing Tax Credit Preliminary Project Application to the Illinois Housing Development Authority. The planned project would include complete demolition of 76 units and replacement of up to 60 units on the existing site. The SHA would apply for tenant protection vouchers for the differential as necessary and available. The SHA will utilize the most recent guidance released by HUD in 2019 to conduct the analysis and prepare necessary submission documents as applicable.

Madison Park Place

- Madison Park Place was fully constructed in 2000 through a HOPE VI Mixed Finance development. The SHA intends to rehab the existing 150 dwelling units to ensure preservation of the affordable housing created through the HOPE VI process. The following steps were taken over the past three years to achieve the aforementioned goals:
 - In 2021, the Special Limited Partner exited the Madison Park Place Limited Partnership.
 - In 2021, Related (sole member of Madison Park Place Limited Partnership) relayed its interest in exiting the partnership.
 - In 2022, the SHA procured a development partner and entered into an early start agreement with Bear Development to assist in the RAD conversion process for the ACC units and recapitalization of the entire 150-unit development using available Low Income Housing Tax Credits.
 - In 2022, HUD provided recognition of the exit of the Special Limited Partner and technical assistance on how to move forward with Related's exit either at RAD closing or prior.
 - In 2022, the SHA submitted a RAD application to convert the fifty (50) ACC units from LIPH to RAD-PBV and received a CHAP dated December 2, 2022

- In 2023, the SHA received HUD approval for its not-for-profit partner Capital City Coalition to acquire the Madison Park Place LP development in the interim prior to the RAD conversion closing. The acquisition and assignment of interests occurred in August 2023.
- Pending necessary HUD and IHDA approvals, the SHA and Bear Development plan to financially close on the RAD conversion project in December 2023 and begin rehabilitation work.

- **Hildebrandt Hi-Rise**

The Springfield Housing Authority is considering applying for a RAD conversion of 151 units included within its AMP 3 development (partial conversion of IL004000003 SHA-Towers) utilizing the RAD and Section 18 programs. Details of replacement units, unit mix, etc. have yet to be determined. The SHA would apply for tenant protection vouchers for any differentials as necessary and available. The SHA will utilize the most recent guidance released by HUD in 2019 to conduct the analysis and prepare necessary submission documents as applicable.

- **Faircloth to RAD**

The Springfield Housing Authority is considering utilizing Faircloth to RAD as an option to develop additional affordable housing units for the Springfield community by accessing available financing for the development of affordable units.

d. Homeownership

SHA has previously developed homeownership units through Madison Park Place and North Park Place totaling forty-nine (49) homes. The following outlines the status of said units:

<u>DEVELOPMENT</u>	<u>TOTAL DEVELOPED</u>	<u>SOLD TO DATE</u>	<u>AVAILABLE/LEASED</u>
Madison Park Place	44	41	3
North Park Place	5	5	0

Of these, three (3) remain to be sold and are currently leased through an approved 5(h) Homeownership Program.

Through the development of Genesis Place, the SHA has constructed five (5) Public Housing units and received approval from SAC to sell them through a Section 32 Homeownership Program. The following outlines the status of said units:

<u>DEVELOPMENT</u>	<u>TOTAL DEVELOPED</u>	<u>SOLD TO DATE</u>	<u>AVAILABLE/LEASED</u>
Genesis Place	5	3	2

Of these, two (2) remain to be sold and are currently leased through an approved Section 32 Homeownership Program.

e. Project-Based Vouchers

(1) Annually, the SHA issues a rolling RFP for Project Based Vouchers in which proposals are accepted and reviewed monthly. The Springfield Housing Authority has awarded a total of two hundred sixty-six (266) Project-Based Vouchers through the competitive proposal process. Of which, one hundred seventy-five units (175) are under HAP or AHAP and ninety-on (91) units have been awarded but the projects have not yet achieved financial closings.

The current breakdown of Project Based Vouchers under HAP or AHAP is as follows:

• Haven Apartments	8 units	Families
• Timberlake Estates	25 units	Seniors
• Union Baptist Plaza	24 units	Seniors
• Nehemiah I	4 units	Families
• Nehemiah II	8 units	Families
• Nehemiah III	7 units	Families
• Nehemiah IV	10 units	Families
• Cook Street Renaissance	19 units	Individuals
• Hope Springs	8 units	Individuals
• Genesis Place	5 units	Families
• King's Court	6 units	Families
• Fifth Street Renaissance	8 units	Individuals & Families
• Be Neighbors	18 units	Individuals (Veterans)
• Poplar Place	25 units	Families

Total Project Based Units Under HAP/AHAP = 175

The current breakdown of Project Based Vouchers awarded but not yet achieved financial closings are as follows:

• Madison Park Place I	25 units	Families
• Madison Park Place II	12 units	Individuals & Families
• Madison Park Place III	4 units	Families
• Madison Park Place IV	25 units	Individuals & Families
• Madison Park Place V	1 unit	Families
• Taylor Residences	24 units	Families

Total Project Based Units Awarded but not Closed = 91

(2) Springfield Housing Authority administers twenty-eight (28) RAD Project Based-Vouchers as follows:

- Lincolnwood Estates 28 units Families

Total RAD PBV = 28

ATTACHMENT F

Springfield Housing Authority 2024 PHA Plan

B.3 Progress Report

SPRINGFIELD HOUSING AUTHORITY **SHA IL004**

B.5 Progress Report **Progress Report**

GOALS	PROGRESS IN 2023
<p><i>Apply for additional Rental vouchers as available.</i></p>	<p>The SHA applied for and was awarded additional VASH Vouchers in 2016 and 2017. In 2018, the SHA applied for and was awarded additional VASH Vouchers. In 2018, the SHA applied for additional and was awarded additional Mainstream Vouchers. In 2020, the SHA was awarded additional Mainstream Vouchers through the CARES Act. In 2021, the SHA was awarded Emergency Housing Vouchers through the American Rescue Plan. In 2022, the SHA application for Stabilization Vouchers was not successful. In 2023, the SHA applied for additional Family Unification Vouchers through the NOFO process and is awaiting notice of awards from HUD.</p> <p>As HUD funding is available and assistance is applicable to community needs, the SHA will continue to apply for additional rental vouchers.</p>
<p><i>Reduce public housing vacancies; meet HUD's 100% occupancy goals.</i></p> <p><i>Explore options to prevent a decline in occupancy</i></p>	<p>As of September 30, 2023, SHA's occupancy across all programs was 99.99%</p> <p>The SHA has an open waiting list for Public Housing and the Housing Choice Voucher program including for special Voucher Programs such as FUP, VASH, NED, Mainstream, EHV. The SHA advertises, if necessary, to prevent declines in occupancy.</p>

	<p>In 2020, the SHA successfully rehabbed and leased 100% of the RAD PBV vouchers at Lincolnwood Estates. SHA will continue to evaluate other public housing properties and pursue the Rental Assistance Demonstration program, if applicable.</p>
<p><i>Leverage private or other public funds to create additional housing opportunities and acquire or build units or developments to assist SHA in neighborhood and redevelopment of older housing units.</i></p>	<p>SHA is working with other partnerships within the community to increase viable options for additional development, including submitting full applications for a RAD conversion of other identified public housing units as applicable, in addition to construction of new housing to increase housing stock for low and very low income needs for seniors and young families in the Springfield and Sangamon County community.</p> <p>The SHA will continue to seek public and private resources to rehabilitate homes surrounding Madison Park Place, North Park Place, and Genesis Place and the Villas at Vinegar Hill; and, offer affordable housing options for families in need.</p>
<p><i>Improve the quality of assisted housing; SHA objectives are to become a higher performer in both public housing management (PHAS) and voucher management (SEMAP)</i></p>	<p>For Fiscal year 2020, the SHA achieved high performer status through both the SEMAP scoring process for its Housing Choice Voucher Program and the Public Housing Assessment System which has carried over through the pandemic and subsequent operating years. In 2022, the SHA applied for and was approved to serve as a Move-to-Work organization.</p> <p>The SHA will strive to maintain its status of high performer within its Housing Choice Voucher and Public Housing programs as it</p>

	implements MTW flexibilities to better meet the housing needs of the Springfield community.
<i>Increase customer satisfaction by quality maintenance service responsiveness.</i>	In 2011, the SHA implemented a web-based customer service satisfaction survey amongst all departments for customers to report back on satisfaction with services provided. Further, Asset Managers are responsible for quality control checking completed work orders to ensure tenant satisfaction with repairs/maintenance conducted on their units.
<i>Continue to update and modernize units.</i>	The SHA timely obligates and expends awarded Capital Funds in accordance with physical needs assessments and ongoing capital needs identified by the Modernization and Public Housing Management divisions. In 2022, the SHA successfully closed CFP 2018 and CFP Emergency Funding 2019. In 2023, the SHA anticipates closing CFP 2019. SHA staff is working to complete the final outstanding work items in CFP 2020 and 2021. Once complete, the SHA will only have open grants consisting of CFP 2022 and CFP 2023. The SHA continues to encounter a delay of work activities due to material supply chain delays.
<i>To increase assisted housing choices, SHA will conduct outreach efforts to potential voucher landlords and continue to expand the Housing Choice Voucher Homeownership program.</i>	The SHA Housing Choice Voucher Management staff continues to meet with area realtor and landlord associations to provide outreach regarding the Housing Choice Voucher program as well as engage in opportunities to recruit and incentivize new landlords on the program. Additionally, the SHA staff held monthly new landlord orientation sessions. While the SHA was unable to host its Annual Landlord Workshop in 2021, it did hold

	<p>one in 2022 and expects to host one in 2023.</p> <p>In 2023, the SHA created a Housing Navigator position to work directly with local landlords to expand housing options for HCV participants.</p> <p>Through the flexibilities offered to MTW organizations, the SHA will seek waivers relative to landlord incentives, small area fair market rents, etc. to assist participants in choice mobility.</p> <p>The Housing Choice Voucher Homeownership Program aims to expand by ten (10) new vouchers each calendar year, as eligible applicants are identified.</p>
<p><i>Continue to administer homeownership programs at Madison Park Place, North Park Place, and Genesis Place.</i></p>	<p>The SHA has three (3) units leased through the lease-to-purchase program at Madison Park Place. A total of forty-one (41) units have been sold to date. Two (2) units were sold between October 2022 and July 2023.</p> <p>The SHA sold the remaining unit through the lease-to-purchase program at North Park Place in 2019. No further units are for sale within this development. A total of five (5) units were sold.</p> <p>The SHA has two (2) units leased through the lease-to-purchase program at Genesis Place. Three (3) units have been sold to date.</p>
<p><i>To improve community quality of life and economic vitality SHA has implemented measures to promote income mixing in public housing to assuring access for lower income</i></p>	<p>The SHA has preferences for working families to balance needs of the community with asset management requirements.</p>

<p><i>families into higher income developments such as Madison Park Place, Genesis Place and the Villas at Vinegar Hill.</i></p>	<p>In 2022, the SHA was awarded Move to Work Demonstration program approval in the Asset Building Co-hort. The SHA has elected to assist public housing residents who participate in the program to improve their credit scores by reporting positive rent payments to the credit reporting bureaus. The SHA has prepared the MTW Supplement to the PHA Plan to utilize regulatory and funding flexibilities offered under the program to better meet the needs of families served in the Springfield community.</p>
<p><i>Implement public housing security improvements to designated developments and buildings.</i></p>	<p>The SHA used Capital Funds to install and expand functional, web-based security camera systems at our Brandon Court and Johnson Park developments. These measures have contributed immensely to resident satisfaction at SHA properties. In 2022 and 2023, the SHA worked to install web-based security camera systems at its smaller walk-up apartment complexes.</p> <p>The SHA will continue to ensure its web-based security system remains functional; and will expand them as funds are available. The SHA has contracted out security services and provides 24/7 coverage to all of its properties through on-site staff during regular business hours and contracted security services during evenings, weekends, and holidays. Additional security services are provided at Brandon during the summer season.</p>
<p><i>To promote self-sufficiency and asset development of families and individuals SHA will increase the number of employed persons in</i></p>	<p>In 2023, SHA had one hundred thirty-nine (139) households increase their income.</p>

<i>assisted housing units through the FSS Program.</i>	
<i>Provide and attract supportive services to improve residents' employability and to increase independence for the elderly or families with disabilities.</i>	<p>The SHA has partnered with local social service providers to provide services with hi-rise residents to maintain their independent living skills.</p> <p>In 2017, the SHA was awarded a grant through the HUD-Ross Service Coordinator NOFA. The SHA provides and facilitates to residents limited or general case management; information and referrals; educational programs, and coordinate volunteer opportunities, while educating residents on available services and a network of contacts and agencies for resident referrals. The ROSS Service coordinator assists and advocates in conjunction with the housing manager(s) and other management staff of the facility to empower residents to age in place and remain as independent and self-reliant as possible.</p> <p>In 2019, the SHA was successful in applying for the ROSS Service Coordinator renewal grant to serve the elderly/disabled residents of the hi-rises for a period of three years. The ROSS Service Coordinator has continued to provide services to residents during the COVID19 pandemic.</p> <p>The SHA applied for and was awarded a renewal ROSS Service Coordinator grant in 2022.</p>
<i>To ensure equal opportunity in housing for all Americans, SHA will undertake affirmative measures to</i>	In 2017, the SHA completed construction and leased up the Villas at Vinegar Hill which included 74 units of public housing

<i>ensure access to assisted housing regardless of race, color, religion, national origin, sex, marital status, familial status, sexual orientation, gender identity, and disability.</i>	and 100% of the units were designed and constructed as accessible units with 10% meeting UFAS compliance. In 2020, the SHA successfully completed the Enterprise Green Communities Certification for this project.
<i>SHA will undertake affirmative measure to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, marital status, familial status, sexual orientation, gender identity, or disability.</i>	The SHA effectuates policies with the ACOP and Administrative Plan to undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, marital status, familial status, sexual orientation, gender identity, or disability.
<i>The SHA will undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.</i>	The SHA effectuates policies within the ACOP and Administrative Plan to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
<i>To encourage and support the youth of today to become the leaders of tomorrow.</i>	<p>The SHA will continue partnering with the Springfield Urban League's initiatives to increase education, employment and life skill levels of youth in the community.</p> <p>The SHA will work towards partnering with other organizations (i.e. The Outlet) to expand education, employment and life skills to additional targeted and at-risk youth in the community.</p> <p>The SHA will continue to partner with Youthbuild activities by providing locations to conduct training (i.e., redevelopment and neighborhood revitalization initiatives), as applicable.</p>

<i>To be the best landlord in the Springfield community and provide the most quality housing stock.</i>	The SHA strives to utilize HUD operating and capital funds to improve its housing stock to further ensure decent, safe, and sanitary housing for families in need of affordable housing.
<i>To equip residents with skills to become self-sufficient.</i>	<p>The SHA operates a voluntary FSS Program for both the Housing Choice Voucher and Public Housing programs as all of the mandatory slots have been completed.</p> <p>The SHA has one hundred sixty-seven (167) participants currently enrolled in the FSS program. The SHA has five hundred and three (503) participants that have graduated from the program and has disbursed \$2,105,829.87 in escrow payments to eligible graduates.</p>
<i>To achieve and maintain 97% rate amongst all programs.</i>	The SHA has extensive waiting lists to pull eligible families for assisted housing and has implemented policies and procedures for lease up of available Public Housing units and Housing Choice Vouchers. Over the past three (3) years, the SHA has implemented an aggressive radio and print marketing plan to provide outreach to potential applicants, landlords, etc. The SHA continues to experience an increase in applications submitted for both programs.
<i>To improve the overall image of the SHA.</i>	The SHA strives to diversify its commitment to the community by having employees involved in the local, state and regional not-for-profit boards, Chamber of Commerce committees, United Way participation and Continuum of Care participation, to enhance its image within the community.
<i>To establish an income stream apart from that generated rental income.</i>	The SHA has entered into Management Agreements to manage properties for small not-for-profit agencies to sell its

	<p>services/knowledge/skills/abilities to those entities without the capacity to manage properties.</p> <p>The SHA will continue to seek such partnerships and expand its services to not-for-profit groups developing affordable housing in the community.</p>
<i>Develop additional affordable housing for those in need.</i>	The SHA will apply for available Housing Choice Vouchers to expand housing opportunities for those in need.
<i>Continue implementing HUD required Asset Management and project-based accounting.</i>	The SHA Executive Department, annually reviews its “Stop Loss” approvals to ensure that it continues to meet Asset Management requirements.
<i>Review public housing designation options for hi-rises and develop designation plan accordingly.</i>	The SHA submitted to and received approval from HUD to designate the Villas at Vinegar Hill as elderly. In 2020 and 2022, the SHA received two-year renewals/extensions of its elderly designation of The Villas. The SHA is also working with other partnerships within the community to increase viable options for additional developments for the aging “baby-boomer” population and their need for affordable housing options in the Springfield community and Sangamon County. As other elderly projects are identified, the SHA will submit applicable designation plans to HUD for review and approval.
<i>To meet and exceed expectations under PHAS III and SEMAP.</i>	The SHA Management Team outlines annual goals and objectives to increase agency operations to further meet and exceed PHAS and SEMAP requirements.
<i>To implement a neighborhood revitalization plan by acquiring properties in low-income neighborhoods and either</i>	The SHA will work with its not-for-profit organization, Housing Choice Voucher Program, and Homeownership Program to acquire available properties, rehabilitate

<p><i>rehabilitating or developing new units to increase the availability of rental and homeownership units.</i></p>	<p>them and offer them for sale to low- and moderate-income families. This goal will assist in expanding available housing stock for low- and moderate-income families interested in homeownership opportunities.</p> <p>In 2023, the SHA's not-for-profit, Capital City Coalition, sold the foreclosed homeownership unit it purchased and rehabbed. The unit remained as an affordable homeownership unit at sale.</p>
<p><i>Dispose of obsolete vacant land owned by the SHA, but not included in any development plans.</i></p>	<p>Over the years, the SHA acquired vacant land on which housing units were never constructed.</p> <p>In 2023, the SHA received approval from SAC to sell at a minimum of fair market value with sales proceeds placed into their respective AMP operating budgets. To date 5 of the 13 vacant lots have been sold or are in the process of being sold.</p>
<p><i>Decrease foreclosures in the community through expansion of the Housing Counseling program to include foreclosure prevention activities.</i></p>	<p>In 2020, the SHA applied for and received additional funding from the Illinois Development Authority (IHDA) to provide foreclosure prevention activities to eligible members of the community. As additional funding becomes available, the SHA will apply to ensure households experiencing foreclosure have access to resources to assist them in maintaining ownership.</p>

ATTACHMENT G

Springfield Housing Authority 2024 PHA Plan

B.5 2022 FYE Independent Audit

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2022

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SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

YEAR ENDED DECEMBER 31, 2022



INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Springfield Housing Authority
Springfield, Illinois 62703

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

Report on the Audit of Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the Springfield Housing Authority as of and for the year ended December 31, 2022, and the related notes to the financial statements which collectively comprise the Springfield Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Springfield Housing Authority, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Springfield Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Springfield Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Springfield Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Springfield Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Springfield Housing Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), as well as the Financial Data Schedules and Special Reports required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was

derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards, the Financial Data Schedules, and the Special Reports are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 16, 2023, on our consideration of the Springfield Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Springfield Housing Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Springfield Housing Authority's internal control over financial reporting and compliance.

Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
May 16, 2023

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

MANAGEMENT'S DISCUSSION & ANALYSIS

YEAR ENDED DECEMBER 31, 2022

**SPRINGFIELD HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION & ANALYSIS
FISCAL YEAR ENDED DECEMBER 31, 2022**

This section of the Authority's annual financial report presents Management's analysis of the Authority's financial performance during the Fiscal Year Ended December 31, 2022.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

The Springfield Housing Authority (SHA) ended the year with a decrease in total net position of \$215,055 or 0.58% due to decreases in Restricted Net Position of \$486,821, and Net Investment in Capital Assets of \$574,771. Unrestricted Net Position increased by \$846,537. A summary of significant activities and comparisons between the years is further explained in this document.

REQUIRED FINANCIAL STATEMENTS

The Financial Statements of the Authority report information using accounting methods similar to those used by private sector companies (Enterprise Fund).

The Statement of Net Position (Balance Sheet) includes all of the Authority's assets and liabilities and provides information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial health of the Authority is improving or deteriorating.

The current year's revenues, expenses, and changes in net position are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the success of the Authority's operations over the past fiscal year.

The Statement of Cash Flows provides information about the Authority's cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations, investing and financing activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

One question frequently asked about an Authority's finances is "Did the Authority's operations and financial position improve or deteriorate over the previous fiscal year?" The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities and are summarized in the following sections.

To begin our analysis, a summary of the Authority's Statement of Net Position is presented in Table I.

Springfield Housing Authority
Comparative Statement of Net Position
TABLE I

	<u>2022</u>	<u>2021</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 9,523,597	\$ 9,099,909	\$ 423,688	4.66%
Capital Assets	22,851,466	23,463,909	(612,443)	-2.61%
Other Noncurrent Assets	6,776,188	6,770,620	5,568	0.08%
Total Assets	<u>\$ 39,151,251</u>	<u>\$ 39,334,438</u>	<u>\$ (183,187)</u>	<u>-0.47%</u>
Current Liabilities	\$ 588,061	\$ 567,369	\$ 20,692	3.65%
Noncurrent Liabilities	1,754,079	1,742,903	11,176	0.64%
Total Liabilities	<u>2,342,140</u>	<u>2,310,272</u>	<u>31,868</u>	<u>1.38%</u>
Net Investment in Capital Assets	21,713,143	22,287,914	(574,771)	-2.58%
Restricted	7,401,242	7,888,063	(486,821)	-6.17%
Unrestricted	7,694,726	6,848,189	846,537	12.36%
Total Net Position	<u>36,809,111</u>	<u>37,024,166</u>	<u>(215,055)</u>	<u>-0.58%</u>
Total Liabilities & Net Position	<u>\$ 39,151,251</u>	<u>\$ 39,334,438</u>	<u>\$ (183,187)</u>	<u>-0.47%</u>

Current Assets increased by \$423,688 or 4.66%. This increase was caused by an increase in cash and cash equivalents of \$392,152 or 4.53%, which was the result of positive operations for the year and is shown in the accompanying statement of cash flows. Total receivables decreased by \$34,132 or 13.85% due primarily to a decrease in amounts due from tenants. Capital assets decreased by \$612,443 or 2.61%. This is due to depreciation expense of \$1,703,393, exceeding additions from operations of \$162,716 and capital fund additions of \$978,288.

Current Liabilities increased by \$20,692 or 3.65% during the year due mainly to increases in vendors' payable of \$35,099 due to the timing of payables due at year-end. Noncurrent liabilities also increased by \$11,176 or 0.64% due to increases in FSS escrow liabilities and accrued compensated absences.

The overall Net Position of the Authority decreased by \$215,055 or 0.58%. The Statement of Revenues, Expenses and Changes in Net Position contained in the financial statements, illustrates this decrease.

While the Statement of Net Position shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position breaks down revenues and expenses further. Table II, which follows, provides a comparative statement of these changes.

Springfield Housing Authority
Comparative Statement of Revenues, Expenses and Changes in Net Position
TABLE II

	2022	2021	Total Change	% Change
Tenant Revenue	\$ 1,865,851	\$ 1,725,843	\$ 140,008	8.11%
Grant Funding	21,105,358	21,769,150	(663,792)	-3.05%
Interest Income	115,780	107,953	7,827	7.25%
Other Income	725,903	824,521	(98,618)	-11.96%
Total Revenue	23,812,892	24,427,467	(614,575)	-2.52%
Administration	3,484,264	3,184,352	299,912	9.42%
Tenant services	338,407	262,949	75,458	28.70%
Utilities	839,012	764,504	74,508	9.75%
Maintenance	2,297,589	1,995,434	302,155	15.14%
Protective services	198,141	187,629	10,512	5.60%
General expense	1,157,105	895,577	261,528	29.20%
Interest expense	10,725	11,961	(1,236)	-10.33%
Housing assistance payments	13,999,311	14,330,133	(330,822)	-2.31%
Depreciation	1,703,393	1,741,044	(37,651)	-2.16%
Total Expenses	24,027,947	23,373,583	654,364	2.80%
Change in Net Position	(215,055)	1,053,884	(1,268,939)	-120.41%
Beginning Net Position	37,024,166	35,970,282	1,053,884	2.93%
Ending Net Position	\$ 36,809,111	\$ 37,024,166	\$ (215,055)	-0.58%

Table III provides a Statement of Revenues, Expenses and Changes in Net Position by Revenue Source.

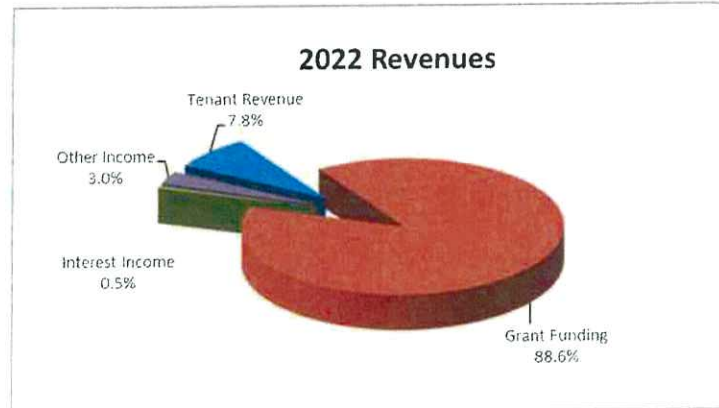
Springfield Housing Authority
Statement of Revenues, Expenses and Changes in Net Position - By Program
Fiscal Year Ended December 31, 2022

TABLE III

	Other Programs	Low Rent Public Housing	Housing Choice Vouchers	Capital Fund	Blended Component Unit	Elimination	Total
Tenant Revenue	\$ -	\$ 1,813,651	\$ -	\$ -	\$ 52,200	\$ -	\$ 1,865,851
Grant Funding	1,722,344	3,583,159	14,125,586	1,674,269	-	-	21,105,358
Interest Income	6,968	108,497	-	-	315	-	115,780
Other Income	1,927,754	100,922	151,750	-	4,200	(1,458,723)	725,903
Total Revenues	3,657,066	5,606,229	14,277,336	1,674,269	56,715	(1,458,723)	23,812,892
Administration	1,634,950	1,642,297	1,205,328	158,986	3,636	(1,160,933)	3,484,264
Asset management fee	-	78,810	-	-	-	(78,810)	-
Tenant Services	256,257	38,561	43,589	-	-	-	338,407
Utilities	179,224	658,109	-	-	1,679	-	839,012
Maintenance	203,325	2,014,857	6,905	286,995	4,487	(218,980)	2,297,589
Protective services	-	198,141	-	-	-	-	198,141
General expense	163,012	840,212	136,358	-	17,523	-	1,157,105
Housing assistance payments	1,164,843	-	12,834,468	-	-	-	13,999,311
Depreciation	114,832	1,556,273	19,487	-	12,801	-	1,703,393
Interest expense	10,725	-	-	-	-	-	10,725
Total Expenses	3,727,168	7,027,260	14,246,135	445,981	40,126	(1,458,723)	24,027,947
Change in Net Position	(70,102)	(1,421,031)	31,201	1,228,288	16,589	-	(215,055)
Beginning Net Position	3,463,225	31,283,058	1,739,215	-	538,668	-	37,024,166
Equity Transfer	-	1,228,288	-	(1,228,288)	-	-	-
Ending Net Position	\$ 3,393,123	\$ 31,090,315	\$ 1,770,416	\$ -	\$ 555,257	\$ -	\$ 36,809,111

REVENUES

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 88.6% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development. The Authority receives revenue from tenants for dwelling rental charges, excess utilities, and miscellaneous charges of 7.8% of total revenue. 0.5% of total revenue is from interest income from investments. Other revenues comprised 3.0% of the total revenue. Compared to the Fiscal Year Ended December 31, 2021, revenues decreased by \$614,575 or 2.52%.



Tenant Revenue - Tenant revenue increased from \$1,725,843 to \$1,865,851, by \$140,008 or 8.11%.

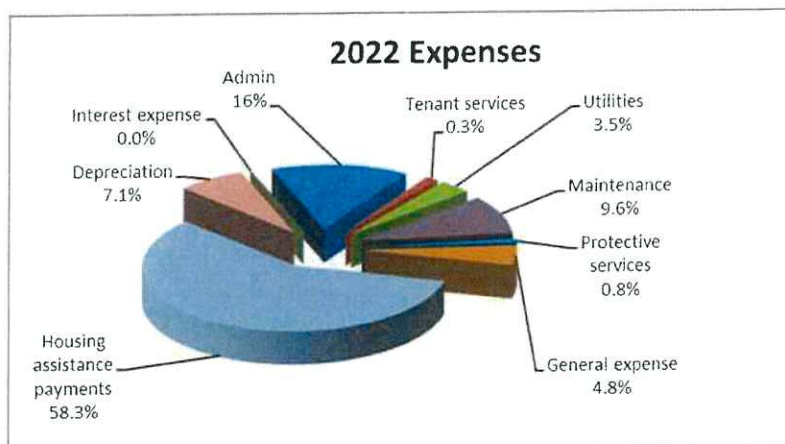
Other Income - Other income decreased by \$98,618 due mainly to developer fees received in the prior year.

Interest Income - Interest income increased by \$7,827 or 7.25%.

Program Grants/Subsidies - The Authority had a 3.05% decrease in grant revenue from \$21,769,150 to \$21,105,358 due mainly to decreased HAP funding during the year.

EXPENSES

The Springfield Housing Authority experienced an increase in total expenses for the current year from \$23,373,583 to \$24,027,947, an increase of \$654,364 or 2.80%. The highlights of the expenses for the current year are as follows:



Administrative - Administrative costs include all non-maintenance costs which are administrative salaries, benefits, accrued leave, legal costs, auditing costs, travel, training costs, and other administrative costs such as supplies, telephone expense, etc. Compared to 2021, administrative costs increased by \$299,912 or 9.42%. The majority of this increase was in salaries and benefits of \$196,861 or 9.91%.

Tenant Services - Tenant services costs increased by \$75,458 or 28.70% due to increased relocation costs, employee benefits and other tenant services.

Utilities - The total utilities expense for the Authority increased by \$74,508 or 9.75%.

Maintenance - Maintenance costs are all costs incurred by the Authority to maintain the Public Housing, locally owned and mixed financed units available for occupancy. Costs include personnel costs, materials used to maintain the units, contracts for waste management and telephone/radio service, etc. This category also includes the insurance expenditures and the extraordinary maintenance items. Maintenance expense increased by \$302,155 or 15.14% due to increases in contract costs of \$210,563 for unit improvements, as well as increased materials of \$56,794 and labor of \$68,666.

Protective Services - Protective services expense increased during FY2022 by \$10,512 or 5.60%.

General Expenses - General expenses include insurance costs (property, auto, liability, workers' compensation, public officials' liability, lead based paint insurance, etc.), collection losses, payment in lieu of taxes to the City, and other general expenses. General expenses increased by \$261,528 or 29.20%. The largest increase was in bad debt tenant write-offs, which increased by \$198,537 or 141.47%. Consequently, this reduced tenants' accounts receivable due at year-end.

Depreciation - Because the costs of all capitalized additions are spread over the estimated useful life of an asset, the estimated current year costs of capitalized items is recorded as depreciation. Depreciation expense for the current year decreased by \$37,651 or 2.16%.

Housing Assistance Payments - About half of the Authority's expenses are in housing assistance payments. Housing assistance payments are mainly contained within the Housing Choice Voucher program. These costs decreased during the year to \$13,999,311, a decrease of \$330,822 or 2.31%.

CAPITAL ASSETS

At the end of fiscal year 2021, the Authority had Capital Assets of \$23,463,909, net of depreciation. As of December 31, 2022, the Authority had decreased its net capital assets by \$612,443 or 2.61% to \$22,851,466. The following illustrates the Capital Asset values for 2022 and 2021.

Springfield Housing Authority
Comparative Statement of Capital Assets
TABLE IV

	2022	2021	Total Change	% Change
Land	\$ 4,526,418	\$ 4,527,418	\$ (1,000)	-0.02%
Buildings & improvements	60,795,204	59,639,857	1,155,347	1.94%
Equipment	1,907,848	1,710,104	197,744	11.56%
Construction in progress	1,998,606	2,359,485	(360,879)	-15.29%
	69,228,076	68,236,864	991,212	1.45%
Accumulated Depreciation	(46,376,610)	(44,772,955)	(1,603,655)	3.58%
Total Capital Assets	\$ 22,851,466	\$ 23,463,909	\$ (612,443)	-2.61%

Major changes in the capital asset accounts are summarized below:

Balance at January 1, 2022	\$ 23,463,909
Current period additions – capital fund	978,288
Current period additions – operations	162,716
Net dispositions	(50,054)
Current period depreciation expense	(1,703,393)
Balance at December 31, 2022	<u>\$ 22,851,466</u>

LONG-TERM DEBT

The change in long-term debt obligations at the end of the year is as follows:

Balance at December 31, 2021	\$ 1,175,995
Principal retirements	(37,672)
Balance at December 31, 2022	<u>\$ 1,138,323</u>

Specific detail of the loan obligations is described in the notes to the financial statements.

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Several factors may affect the financial position of the authority in the subsequent fiscal year. These factors include:

- (1) The Unemployment Rate for the Springfield area for the year ended December 31, 2022 is 3.5%, compared to the previous year of 4.0%. For the State of Illinois, the Unemployment Rate was 4.4% as of December 31, 2022 which was 5.1% in the previous year.¹
- (2) The Authority is corresponding to adjustments in HUD funding, and the new methodology of the Operating Fund Program. Although the Housing Authority has a strong financial position the effects of these changes could result in a further reduction of revenue in Unrestricted Net Position. The full impact of HUD's changes and reductions approved by Congress is not yet known.
- (3) The current inflation rate in the United States is the highest it has been in over forty years. This is causing prices to skyrocket and is making it more expensive for the Housing Authority to operate and may make it more difficult for tenants to pay their rent. There is no timeframe on when relief is expected from these historic price increases, and it has yet to be determined if governmental assistance will be increased in the next calendar year.

CONCLUSIONS

Overall, the Springfield Housing Authority maintains a strong financial picture. Its' management is committed to staying abreast of regulations and appropriations as well as maintain an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

This financial report is designed to provide our residents, the citizens of Springfield, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, you may contact Dr. Jackie L. Newman, Executive Director at (217) 753-5757, ext. 206 or by writing: the Springfield Housing Authority, 200 North 11th Street, Springfield, Illinois 62703.

¹ www2.illinois.gov

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

AUDITED FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2022

Springfield Housing Authority
Springfield, Illinois

STATEMENT OF NET POSITION

December 31, 2022

ASSETS

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 7,557,729	\$ 197,082	\$ 7,754,811
Cash & cash equivalents - restricted	1,492,558	878,995	2,371,553
Accounts receivable, net	212,254	9,451	221,705
Prepaid expenses	122,986	47,642	170,628
Inventories, net	53,710	2,918	56,628
Assets held for sale	84,360	-	84,360
	<hr/>	<hr/>	<hr/>
Total Current Assets	9,523,597	1,136,088	10,659,685
	<hr/>	<hr/>	<hr/>
<u>Noncurrent Assets</u>			
Notes receivable	6,667,806	-	6,667,806
Investments in joint ventures	108,382	-	108,382
Other assets	-	270,470	270,470
	<hr/>	<hr/>	<hr/>
Total Other Noncurrent Assets	6,776,188	270,470	7,046,658
	<hr/>	<hr/>	<hr/>
Capital Assets			
Land	4,526,418	200,000	4,726,418
Buildings & improvements	60,795,204	19,628,676	80,423,880
Furniture & equipment	1,907,848	615,029	2,522,877
Construction in progress	1,998,606	-	1,998,606
	<hr/>	<hr/>	<hr/>
	69,228,076	20,443,705	89,671,781
Less: Accumulated depreciation	(46,376,610)	(2,775,806)	(49,152,416)
	<hr/>	<hr/>	<hr/>
Total Capital Assets	22,851,466	17,667,899	40,519,365
	<hr/>	<hr/>	<hr/>
Total Noncurrent Assets	29,627,654	17,938,369	47,566,023
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	\$ 39,151,251	\$ 19,074,457	\$ 58,225,708
	<hr/>	<hr/>	<hr/>

The accompanying notes are an integral part of the financial statements.

LIABILITIES & NET POSITION

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 115,332	\$ 24,297	\$ 139,629
Accrued liabilities	175,427	5,794	181,221
Unearned revenue	76,132	2,835	78,967
Mortgage notes payable - current portion	37,000	64,700	101,700
Tenant security deposits/escrow deposits	184,170	28,088	212,258
Total Current Liabilities	588,061	125,714	713,775
<u>Noncurrent Liabilities</u>			
Mortgage notes payable - net of current portion	1,101,323	8,114,886	9,216,209
Accrued compensated absences	234,866	-	234,866
Trust deposit liabilities	417,890	219,370	637,260
Total Noncurrent Liabilities	1,754,079	8,334,256	10,088,335
TOTAL LIABILITIES	2,342,140	8,459,970	10,802,110
<u>Net Position</u>			
Net Investment in Capital Assets	21,713,143	9,488,313	31,201,456
Restricted	7,401,242	850,907	8,252,149
Unrestricted	7,694,726	275,267	7,969,993
TOTAL NET POSITION	36,809,111	10,614,487	47,423,598
TOTAL LIABILITIES & NET POSITION	\$ 39,151,251	\$ 19,074,457	\$ 58,225,708

Springfield Housing Authority
Springfield, Illinois

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2022

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>Operating Revenues</u>			
Dwelling rent	\$ 1,865,851	\$ 927,005	\$ 2,792,856
Governmental grants & subsidy	20,127,070	-	20,127,070
Other income	690,143	4,138	694,281
Total Operating Revenues	<u>22,683,064</u>	<u>931,143</u>	<u>23,614,207</u>
<u>Operating Expenses</u>			
Administration	3,484,264	278,744	3,763,008
Tenant services	338,407	3,094	341,501
Utilities	839,012	160,338	999,350
Maintenance & operations	2,297,589	260,594	2,558,183
Protective services	198,141	-	198,141
General expense	1,157,105	124,798	1,281,903
Housing assistance payments	13,999,311	-	13,999,311
Depreciation & amortization expense	1,703,393	640,661	2,344,054
Total Operating Expenses	<u>24,017,222</u>	<u>1,468,229</u>	<u>25,485,451</u>
Net Operating Income/(Loss)	<u>(1,334,158)</u>	<u>(537,086)</u>	<u>(1,871,244)</u>
<u>Nonoperating Revenues/(Expenses)</u>			
Investment income	31,042	5,716	36,758
Mortgage interest income	84,738	-	84,738
Interest expense	(10,725)	(124,553)	(135,278)
Gain/(Loss) on disposition of assets	35,760	500	36,260
Net Nonoperating Revenues/(Expenses)	<u>140,815</u>	<u>(118,337)</u>	<u>22,478</u>
Net Income/(Loss) before capital contributions	<u>(1,193,343)</u>	<u>(655,423)</u>	<u>(1,848,766)</u>
Capital grants & partner contributions	<u>978,288</u>	<u>-</u>	<u>978,288</u>
Increase/(Decrease) in Net Position	<u>(215,055)</u>	<u>(655,423)</u>	<u>(870,478)</u>
Total Net Position - beginning	<u>37,024,166</u>	<u>11,269,910</u>	<u>48,294,076</u>
Total Net Position - ending	<u>\$ 36,809,111</u>	<u>\$ 10,614,487</u>	<u>\$ 47,423,598</u>

The accompanying notes are an integral part of the financial statements.

Springfield Housing Authority
Springfield, Illinois

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 2,555,994	\$ 928,908	\$ 3,484,902
Governmental grants & subsidy - operations	20,127,070	-	20,127,070
Payments to suppliers	(5,668,063)	(661,697)	(6,329,760)
Payments for housing assistance	(13,999,311)	-	(13,999,311)
Payments to employees	(2,524,034)	(147,720)	(2,671,754)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>491,656</u>	<u>119,491</u>	<u>611,147</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Issuance of Notes Receivable	15,000	-	15,000
Notes Receivable forgiveness	(20,625)	-	(20,625)
Purchase of assets held for sale	(84,360)	-	(84,360)
Interest received	115,780	5,716	121,496
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	<u>25,795</u>	<u>5,716</u>	<u>31,511</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	978,288	-	978,288
Acquisition of capital assets - capital grants	(978,288)	-	(978,288)
Acquisition of capital assets & other assets	(162,716)	(30,510)	(193,226)
Partner contributions	-	-	-
Payment on mortgage notes	(37,672)	(154,674)	(192,346)
Interest paid	(10,725)	(80,377)	(91,102)
Proceeds from disposition	85,814	500	86,314
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(125,299)</u>	<u>(265,061)</u>	<u>(390,360)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	392,152	(139,854)	252,298
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	8,658,135	1,215,931	9,874,066
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 9,050,287</u>	<u>\$ 1,076,077</u>	<u>\$ 10,126,364</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ (1,334,158)	\$ (537,086)	\$ (1,871,244)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	1,703,393	640,661	2,344,054
Decrease (Increase) in accounts receivable	34,132	19,679	53,811
Decrease (Increase) in prepaid expenses	5,285	(10,123)	(4,838)
Decrease (Increase) in inventory	13,407	-	13,407
Decrease (Increase) in Investment in Joint Venture	57	-	57
Increase (Decrease) in accounts payable	41,062	(34,028)	7,034
Increase (Decrease) in accrued liabilities	4,664	38,253	42,917
Increase (Decrease) in unearned revenue	(14,859)	1,519	(13,340)
Increase (Decrease) in security/trust deposits	38,673	616	39,289
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>\$ 491,656</u>	<u>\$ 119,491</u>	<u>\$ 611,147</u>

The accompanying notes are an integral part of the financial statements.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

1. Introduction:

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements and should be viewed as an integral part of this report.

2. Organization:

The Springfield Housing Authority ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of Illinois by the City of Springfield for the purpose of providing adequate housing for qualified low-income individuals. The City provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintains its own accounting system. Although the City of Springfield appoints the governing board of the Authority, no other criteria established by Governmental Accounting Standards Board for inclusion of the Authority in the financial reports of the City of Springfield are met. Therefore, a separate financial report is prepared for the Authority. Additionally, the Authority has entered into annual contribution contracts with the U.S. Department of Housing and Urban Development ("HUD") to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

3. Description of a Public Housing Authority:

Funding for the Springfield Housing Authority is primarily from the United States Department of Housing and Urban Development (HUD) and from payments received from tenants of the Authority owned housing. Under the Low Rent Housing Program, low income tenants pay a portion of the rental cost of public housing, based upon the income and need of the tenants. HUD funds the difference between the actual costs to operate the Low Rent Housing Program and the amounts paid by tenants through operating subsidies. These subsidies and debt service payments are made to or on behalf of the Authority under the terms and conditions of the annual contributions contract with HUD.

The Section 8 Housing Assistance Payments Program provides rental supplements to the owners of existing private housing who rent to qualifying individuals. The Authority processes all applicants for the Section 8 Housing Assistance Payments Program, places approved applicants in housing and pays the owner of the private housing a monthly rental supplement. Under the conditions of an annual contributions contract, HUD reimburses the Authority for the rental supplements and the administrative cost of managing the Program.

4. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 and 61 of the Government Accounting Standards Board, the Financial Reporting Entity*.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Reporting Entity: (Cont'd)

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Springfield and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the Mayor and has governance responsibilities over all activities related to all housing activities within the City of Springfield. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The City has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided.

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments. It has been determined that Capital City Coalition, Inc. is considered to be a blended component unit due to financial dependency and common Boards of Directors. It has also been determined that the Authority is not to be included in the City of Springfield's financial reports therefore, the Authority reports independently.

5. Basis of Presentation:

The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the Statement of Net Position. Proprietary Fund equity is segregated into three broad components: Invested in Capital Assets – net of related debt, Restricted Net Position and Unrestricted Net Position. The Authority uses the following fund:

Proprietary fund:

Enterprise fund - This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided. The following programs are administered by the Authority:

- a. **Low Income Public Housing** - The objective of the program is to provide decent, safe and sanitary housing and related facilities for eligible low-income families and the elderly.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

5. Basis of Presentation: (Cont'd)

- b. Capital Fund Program - The objective of this program is to improve the physical condition of the Low Income Public Housing units and upgrade the management of the program.
- c. Housing Choice Voucher Program - The objective of this program is to help low-income families obtain decent, safe, and sanitary housing through a system of rental assistance. HUD has entered into an Annual Contributions Contract (ACC) with the Authority that reimburses the Authority for the rental supplements paid to private landlords and the administrative costs of managing the program.
- d. Mainstream Housing Program - Mainstream program vouchers enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream program vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market.
- e. Moving to Work Demonstration Program – On November 3, 2022, the Department of Housing and Urban Development along with the Housing Authority signed an annual contributions contract amendment to enter into the Moving to Work (MTW) program. This allows the Authority the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their federal funds. The financial reporting for this will begin in the fiscal year ending December 31, 2023.
- f. Other Activities - The Authority also manages several other programs which are used to service the needs of the local residents. This includes the Housing Counseling Program, the Family Unification Program, the ROSS program, and other State and Local Programs.
- g. Component Unit, Capital City Coalition, Inc. - This is a nonprofit corporation under IRS Code Section 501 (c) (3). The purpose of the corporation is to acquire and develop land for the construction and development of affordable housing for the residents of the City of Springfield. Some of the Directors and Officers of the Corporation are on the Board or associated with the Authority. Consequently, this organization is considered to be a blended component unit of the Authority.

Discrete Component Unit:

The Housing Authority was issued 9% tax credits and secured funding to build a 92 unit low-income housing development which is the Villa's at Vinegar Hill, LP. This entity is reported in the financial statements as a discrete component unit due to the nature of the outside ownership being 99.99% by PNC Bank. The development was completed in 2017 and was available for occupancy on April 28, 2017.

During fiscal year 2020, Lincolnwood Estates SF, LLC's 28 units were converted to a RAD PBV tax credit property, which is managed by the Housing Authority. This property is being reported in the financial statements as a discrete component unit due to the nature of outside ownership 99.98% by PNC Bank. The assets associated with this property have been removed from the Housing Authority's books and placed into service with the discretely presented component unit.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Accounting and Measurement Focus:

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Proprietary Fund Types are accounted for on an economic resources measurement focus using the accrual basis of accounting. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred.

7. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

8. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets, which are formally adopted by its Governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD. The Authority is required by its HUD Annual Contributions Contracts to adopt an annual budget for the Low Rent Housing Program. Annual budgets are not required for capital projects funds as their budgets are approved for the length of the project. Both annual and project length budgets require grantor approval.

Appropriations are authorized at the function level. Management may transfer budget authorizations between functions except that increases for administration and capital expenditures categories must be approved by HUD. All appropriations which are not used lapse at year end. Budgeted amounts are as originally adopted or as amended by the Board and approved by HUD.

9. Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

10. Cash and Cash Equivalents:

1. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.

2. Investments are stated at fair value, except for U. S. Treasury Bills, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to mature at par value and adjustments are made to the investment portfolio to reflect increases/ (decreases) in gains made.

11. Prepaid Charges:

Payments made to vendors for services that will benefit periods beyond December 31, 2022, are recorded as prepaid charges.

12. Inventories:

Inventories are valued at the weighted average cost or market. Inventories consist primarily of maintenance materials and supplies held for consumption. The cost of these supplies is regarded as expenditure at the time the items are consumed. Inventories are classified as prepaid charges on the statement of net position.

13. Capital Assets:

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated fair value on the date donated.

Capital assets in the proprietary fund types are stated at cost less accumulated depreciation. Depreciation is computed using the straight-line method over the useful lives of the respective assets ranging as follows: buildings, 30 years; equipment & automobiles, 5 years; and building improvements, 20 years. The costs of assets retired or otherwise disposed of and the related accumulated depreciation have been eliminated from the respective accounts. Gains or losses resulting from such dispositions are recognized in current income.

Capitalization Policy for the Authority is items purchased or betterment, not repairs, in excess of \$5,000 and a useful life of one (1) year will be capitalized.

The cost of maintenance and repairs are charged to operations as incurred. Costs of major additions, improvements, and betterments are capitalized.

Interest cost is not capitalized on general capital assets. Interest cost is capitalized on proprietary fund capital assets. Interest is not capitalized on assets acquired or constructed with gifts and grants (contributed capital) that are restricted by the donor or grantor to acquisition of those assets to the extent that funds are available from such grants and gifts. No interest was capitalized during the audit period.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

14. Compensation for Future Absences:

It is the Authority's policy to permit employees to accumulate earned but unused personal leave, which will be paid to the employees upon separation from Authority service. The Authority's policy pays out sick time based and up to 30 days of vacation time on years of service with the most being 50% after 10 years of service. After 3 years it is 25% and after 5 years it is 33.33%.

15. Reservations and Designations of Fund Balances:

Reservations represent the portions of fund equity, which are not appropriated for expenditure or have been segregated for specific future uses by legal mandate. Designations represent tentative plans for financial resource utilization in a future period.

16. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

17. Operating Revenues:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses are meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the non-operating revenue and expense.

18. New Accounting Pronouncements:

During FY 2022, the Authority implemented GASB 87, Leases, which was effective for fiscal years beginning after June 15, 2021. The Authority and the Auditor reviewed the outstanding leases and determined these to be immaterial to the financial statements, and therefore, no adjustments or disclosures were made.

19. The terms of the Board are as follows:

Timothy Schweizer, Chairperson
Dan R. Long, Secretary
Luckist Turner

Expiration of Term
January 2017*
September 2018*
June 2023*

*According to the By-Laws, the officers of the Authority shall be elected annually by the Board of Commissioners at the annual meeting of the Board and each officer shall hold office until his or her successor has been elected and qualified, or until his or her death, resignation or removal.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE B - CASH AND CASH EQUIVALENTS:

All the deposits of the Springfield Housing Authority are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Springfield Housing Authority has no policy regarding custodial credit risk for deposits.

At December 31, 2022, the Authority's primary government's deposits had a carrying amount of \$9,050,037 and a bank balance of \$9,146,342. Of the bank balances held in various financial institutions, \$1,342,127 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method and federally collateralized sweep accounts. At December 31, 2022, the Authority's petty cash/change funds totaled \$250.

	<u>Primary Government Cash and Cash Equivalents</u>	<u>Discrete Component Units Cash and Cash Equivalents</u>
Unrestricted	\$ 7,557,729	\$ 197,082
Restricted	1,492,558	878,995
Total	<u>\$ 9,050,287</u>	<u>\$ 1,076,077</u>

Interest rate risk - As a means of limiting its exposure to market value losses arising from rising interest rates, the Authority typically limits its investment portfolio to maturities of 12 months or less. The Springfield Housing Authority has no specific policy regarding interest rate risk.

Credit risk - The Authority has no policy regarding credit risk. The Authority's investments were limited to daily sweeps into the Treasury Management Investment Fund which are invested in specific U.S. Government Securities.

Custodial credit risk - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All investments are collateralized by the securities are held by the counterparty, or by its trust department. The Authority has no policy on custodial credit risk.

Concentration of credit risk - The Authority places no limit on the amount that the Authority may invest any one issuer. Of the total bank balances of cash and cash equivalents at December 31, 2022, 22.7% is maintained or managed at the Bank of Springfield and 73.5% is held by IL National Bank, with the remaining banks holding 3.8%. The Authority has no policy regarding credit risk.

Collateralization - A review of pledged securities indicates that the PHA is adequately collateralized.

<u>Bank</u>	<u>Description</u>	<u>Cusip #</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Market Value</u>
FTN Financial	GNMA II	36179NQA9	10/20/2028	2.50%	\$ 1,049,723
FTN Financial	GNMA	38378XSW1	11/15/2027	3.40%	805,559
FTN Financial	MORGAN CASS	617005CG6	12/1/2029	1.45%	100,000
					<u>\$ 1,955,282</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE C - RESTRICTED CASH, CASH EQUIVALENTS AND NET POSITION:

Restricted Cash and Cash Equivalents:

The following is a summary of restricted cash at December 31, 2022, which has been included in the balances of cash noted above:

Primary Government:

Tenant Security Deposits	\$ 184,170
HAP Equity	32,163
Mainstream Vouchers	55,119
Emergency Housing Vouchers	29,281
FSS/Homebuyer Escrows	417,890
Business Activities	185,972
State/Local – current liabilities	13,650
COCC – current liabilities	9,255
Public Housing Reserves	<u>565,058</u>
	<u><u>\$ 1,492,558</u></u>

Discrete Component Unit:

Tenant Security Deposits	\$ 28,088
Restricted Reserves	<u>850,907</u>
	<u><u>\$ 878,995</u></u>

Primary Government Restricted Net Position:

HAP Equity	\$ 32,163
Business Activities	185,972
Mainstream Vouchers	55,119
Emergency Housing Vouchers	17
Notes receivable – partnerships	<u>7,127,971</u>
	<u><u>\$ 7,401,242</u></u>

Discrete Component Unit Restricted Net Position:

Restricted Reserves	<u><u>\$ 850,907</u></u>
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SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE D - ACCOUNTS RECEIVABLE:

Accounts receivable at December 31, 2022, consisted of the following:

	<u>Primary Government</u>	<u>Discrete Component Units</u>
Tenants (net of allowance)	\$ 126,302	\$ 4,809
A/R - HUD	2,552	-
A/R - Housing Action Illinois	12,502	-
A/R - miscellaneous	31,633	-
Fraud recovery	<u>39,265</u>	<u>4,642</u>
	<u>\$ 212,254</u>	<u>\$ 9,451</u>

NOTE E - OTHER CURRENT ASSETS:

Other current assets at December 31, 2022, consisted of the following:

	<u>Primary Government</u>	<u>Discrete Component Units</u>
Prepaid expenses and other assets	\$ 122,986	\$ 47,642
Assets held for sale	84,360	-
Inventory	<u>53,710</u>	<u>2,918</u>
	<u>\$ 261,056</u>	<u>\$ 50,560</u>

NOTE F - NOTES AND MORTGAGES RECEIVABLE:

The Springfield Housing Authority issued three notes in conjunction with the Tax Credit Developments. The Notes Receivable at December 31, 2022, were as follows:

Note due from the Madison Park Place Limited Partnership, at 6.23 %, due August 8, 2039	\$ 3,764,252
Accrued Interest Receivable – Net of Allowance of \$4,337,345	0
Note due from the Madison Park Place Limited Partnership, no stated interest rate, due October 29, 2038	1,263,105
Notes Receivable – Homebuyers – Net of Allowance of \$553,375	48,125
Notes Receivable – Villas at Vinegar Hill, at 4.0%, due November 25, 2045	<u>1,592,324</u>
	<u>\$ 6,667,806</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE F - NOTES AND MORTGAGES RECEIVABLE: (Cont'd)

Madison Park Place Limited Partnership:

These loans will be paid from net cash flow, net project proceeds and condemnation proceeds, as defined in the respective notes and loan agreements, of the developed projects supported by the loans. In accordance with Government Accounting Standards Board's, Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" the Authority will need to consider whether these notes and accrued interest will be revalued and discounted. All amounts are considered to be long-term, there are no maturities within the next five years. In addition to this, accrued interest receivable has been combined with the long-term portion.

The Authority has also recorded the following investments in joint ventures:

Lincolnwood Estates SF, LLC	\$ 22
Villas at Vinegar Hill, LLC	<u>108,360</u>
	<u>\$ 108,382</u>

NOTE G - DUE TO/(FROM) OTHER PROGRAMS:

Due to/(from) other programs at December 31, 2022, have been eliminated from the consolidated financial statements and consisted of the following:

Primary Government:

Housing Choice Voucher Program	\$ 222,800
Central Office Cost Center	(229,298)
ROSS	<u>6,498</u>
	<u>\$ 0</u>

NOTE H - CAPITAL ASSETS:

A summary of capital assets at December 31, 2022, was as follows:

	Beginning Balances	Additions	Transfers/ Disposals	Ending Balances
Primary Government:				
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 4,527,418	\$ -	\$ (1,000)	\$ 4,526,418
Construction in progress	<u>2,359,485</u>	<u>971,257</u>	<u>(1,332,136)</u>	<u>1,998,606</u>
Total capital assets not being depreciated	<u>6,886,903</u>	<u>971,257</u>	<u>(1,333,136)</u>	<u>6,525,024</u>
Buildings & improvements	59,639,857	82,498	1,072,849	60,795,204
Furniture & equipment	<u>1,710,104</u>	<u>87,249</u>	<u>110,495</u>	<u>1,907,848</u>
Total capital assets being depreciated	<u>61,349,961</u>	<u>169,747</u>	<u>1,183,344</u>	<u>62,703,052</u>
Less accumulated depreciation for:				
Buildings & improvements	43,839,472	1,583,391	(92,761)	45,330,102
Furniture & equipment	<u>933,483</u>	<u>120,002</u>	<u>(6,977)</u>	<u>1,046,508</u>
Total accumulated depreciation	<u>44,772,955</u>	<u>1,703,393</u>	<u>(99,738)</u>	<u>46,376,610</u>
Total capital assets being depreciated	<u>16,577,006</u>			<u>16,326,442</u>
Enterprise activity capital assets, net	<u>\$ 23,463,909</u>			<u>\$ 22,851,466</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE H - CAPITAL ASSETS: (Cont'd)

A summary of activities affecting Capital Assets as of December 31, 2022 was as follows:

Balance as of December 31, 2021	\$ 23,463,909
Additions – Capital fund program	978,288
Additions – Operations	162,716
Net Dispositions	(50,054)
Depreciation expense	<u>(1,703,393)</u>
Balance as of December 31, 2022	<u>\$ 22,851,466</u>

	Beginning Balances	Additions	Transfers/ Disposals	Ending Balances
Discrete Component Unit:				
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 200,000	\$ -	\$ -	\$ 200,000
Construction in progress	<u>10,112</u>	<u>-</u>	<u>(10,112)</u>	<u>-</u>
Total capital assets not being depreciated	<u>210,112</u>	<u>-</u>	<u>(10,112)</u>	<u>200,000</u>
Buildings & improvements	19,588,053	30,510	10,113	19,628,676
Furniture & equipment	<u>615,029</u>	<u>-</u>	<u>-</u>	<u>615,029</u>
Total capital assets being depreciated	<u>20,203,082</u>	<u>30,510</u>	<u>10,113</u>	<u>20,243,705</u>
Total accumulated depreciation	<u>2,153,290</u>	<u>622,515</u>	<u>1</u>	<u>2,775,806</u>
Total capital assets being depreciated	<u>18,049,792</u>			<u>17,467,899</u>
Enterprise activity capital assets, net	<u>\$ 18,259,904</u>			<u>\$ 17,667,899</u>

NOTE I - ACCOUNTS PAYABLE & CURRENT LIABILITIES:

Accounts payable & current liabilities at December 31, 2022, consisted of the following:

	Primary Government	Discrete Component Units
Vendors and contractors payable	\$ 66,472	\$ 241
PILOT	42,515	13,762
Tenant security deposits	184,170	28,088
Accrued wages & fringes	85,820	5,794
Accrued compensated absences - current portion	89,607	-
Noncurrent debt - current portion	37,000	64,700
Accrued liabilities - other	6,345	10,294
Unearned revenue	<u>76,132</u>	<u>2,835</u>
	<u>\$ 588,061</u>	<u>\$ 125,714</u>

Total current accounts payable per the financial data schedule includes \$229,298 of interfund accounts that are not included in the consolidated statement of net position.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE J - LONG TERM DEBT:

Summary of activity for the year:

<i>Primary Government:</i>	Public Housing	COCC	Total
Balance at 12/31/21	\$ 681,166	\$ 494,829	\$ 1,175,995
New Debt Acquired	-	-	-
Principal Retirement	(7,000)	(30,672)	(37,672)
Balance at 12/31/22	<u>\$ 674,166</u>	<u>\$ 464,157</u>	<u>\$ 1,138,323</u>

Capital facilities were financed by debt and consisted of the following:

IHDA Note Payable:

On August 20, 2017, the Authority entered into a loan agreement with the Illinois Housing Development Authority in an amount totaling \$750,000. This loan is designed to help finance the construction of a 36 unit housing development, Genesis Place. Under the terms of the note, no interest shall accrue or be payable on the principal balance. Beginning August 1, 2017, monthly principal repayments commenced in the amount of \$583.34 and shall be made until January 1, 2032. On December 31, 2022, the principal balance was \$674,166 of which \$667,166 is considered long-term.

Principal and interest maturities were estimated as follows:

	Principal	Interest	Total
2023	\$ 7,000	\$ 0	\$ 7,000
2024	7,000	0	7,000
2025	7,000	0	7,000
2026	7,000	0	7,000
2027	7,000	0	7,000
2028-2032	<u>639,166</u>	<u>0</u>	<u>639,166</u>
Total	<u>\$ 674,166</u>	<u>\$ 0</u>	<u>\$ 674,166</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE J - LONG TERM DEBT: (Cont'd)

COCC Notes Payable:

In November 2015, the Authority entered into an agreement with Illinois National Bank in the amount of \$650,000 for building developments. The note will consist of three monthly consecutive interest payments, beginning December 16, 2015, with interest calculated on the unpaid principal balances using an interest rate of 2.81%; 56 monthly consecutive principal and interest payments of \$3,556.34 each, beginning March 15, 2016, with interest calculated on the unpaid principal balances using an interest rate of 2.810%; and one principal and interest payment of \$530,884.31 on November 12, 2022, with interest calculated on the unpaid principal balances using an interest rate of 2.810%. In December 2020, this loan was extended with Illinois National Bank for \$529,582.90 for a five-year period at 2.2%. The outstanding balance at December 31, 2022, was \$464,157, of which \$434,157 is considered long-term.

Discrete Component Unit:

As of December 31, 2022, the Villas at Vinegar Hill, LP had \$3,264,824 in long-term debt and \$440,335 in accrued interest outstanding, consisting of the following:

	<u>Beginning Balance</u>	<u>Net Change</u>	<u>Ending Balance</u>
Villas at Vinegar Hill, LP			
Third Mortgage, IHDA	\$ 987,500	\$ (15,000)	\$ 972,500
Fourth Mortgage, Springfield Housing Authority	1,592,324	-	1,592,324
Fifth Mortgage, Capital City Coalition, Inc.	700,000	-	700,000

As of December 31, 2022, Lincolnwood Estates SF, LLC had \$4,318,003 in long-term debt and \$156,424 in accrued interest outstanding, consisting of the following:

	<u>Beginning Balance</u>	<u>Net Change</u>	<u>Ending Balance</u>
Lincolnwood Estates SF, LLC			
Series 2019 B Multifamily Housing Revenue Bonds	\$ 1,500,000	\$ -	\$ 1,500,000
First American Bank	150,468	-	150,468
Promissory Note	420,000	-	420,000
Mortgage Note - IHDA	1,691,236	(49,701)	1,641,535
Promissory Note	606,000	-	606,000

Details of these debt notes can be found in the respective audit reports.

NOTE K - OTHER NON-CURRENT LIABILITIES:

The non-current liabilities consist of \$234,866 in accrued compensated absences and \$417,890 in family self-sufficiency escrow deposits.

<i>Primary Government:</i>	<u>Balance at</u> <u>1/1/2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at</u> <u>12/31/2022</u>	<u>Current Portion</u> <u>of Balance</u>
Compensated absences	\$ 321,581	\$ 89,605	\$ (86,713)	\$ 324,473	\$ 89,607
FSS Escrow/Trust Deposits	372,082	223,582	(177,774)	417,890	-
	<u>\$ 693,663</u>	<u>\$ 313,187</u>	<u>\$ (264,487)</u>	<u>\$ 742,363</u>	<u>\$ 89,607</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE L - PENSION PLAN:

The Authority provides pension benefits for all of its full-time employees through a defined contribution plan. The plan is administered by the Equitable Defined Contribution Services. The Employer contributes at a rate of 11.5% of payroll for calendar year 2022. For the year ended December 31, 2022, the Employer contributions of \$217,382 were equal to the Employer's required and actual contributions. The plan was fully vested as of December 31, 2022, and salaries covered under the pension plan for this period totaled \$1,890,278.

Other than the pension information listed above, the Authority does not participate in postemployment or any other employee benefit plans.

NOTE M - RELATED PARTIES:

The Authority's Low-Income Public Housing General Fund acts as a common pay master for all the entities associated with the Authority and periodically receive reimbursement from them. Certain other expenditures are also paid by the Authority's program and are later reimbursed. Receivables and payables between these programs are outlined in Note G.

NOTE N - LEASES:

The Authority participates in the leasing of office and other equipment for large and expensive items. The following is a schedule by years of future minimum rental payments required under operating leases that have initial or remaining non-cancellable lease terms more than one year as of December 31, 2023 is \$13,801.

NOTE O - PRIOR PERIOD ADJUSTMENTS:

As of December 31, 2022, there were no prior period adjustments.

NOTE P - ECONOMIC DEPENDENCY:

Both the PHA Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

NOTE Q - IMPAIRMENT OF ASSETS:

In accordance with financial reporting standards issued by the Government Accounting Standards Board's, Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures. During the fiscal year ended December 31, 2022, the Springfield Housing Authority experienced no impairments during the current year. There were no permanent impairments experienced by the Springfield Housing Authority that required material adjustments to the Statement of Net Position.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE R - CONTINGENCIES:

1. **Risk Management:** The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. There are claims which have been filed with the Authority, but the outcome of these matters is unknown and cannot be estimated. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. At December 31, 2022, there were no liabilities to be reported.
2. **Government Examinations:** The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. There were no current examinations that we believe would have a material effect on the financial statements.
3. **Grants and contracts:** The Authority participates in various federally assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources is generally conditional based upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. There were no such liabilities recorded as of the end of the year.

The Section 8 Housing Choice Voucher Program (the "Program") under the implementation of the *Consolidated Appropriations Act 2005, Funding Provisions for the Housing Choice Voucher Program*, changed the funding methodology, and in addition the Authority, is no longer required to complete a settlement statement. As a result, in accordance with GASB Statement No. 33 and PIH Notice 2008-9, the cumulative amount of unspent housing assistance payment subsidy as of December 31, 2022 is being reflected in restricted net position in the basic financial statements.

NOTE S - SUPPLEMENTAL INFORMATION:

The supplemental information has been included in order to show the financial statements of the Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Authority.

NOTE T - SUBSEQUENT EVENTS:

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about the conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through May 16, 2023, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE U - DISCRETE COMPONENT UNIT:

<u>Account Description</u>	<u>Villas at Vinegar Hill, LLC</u>	<u>Lincolnwood Estates SF, LLC</u>	<u>TOTAL</u>
ASSETS:			
CURRENT ASSETS:			
Cash:			
Cash - unrestricted	\$ 121,833	\$ 75,249	\$ 197,082
Cash - other restricted	682,780	168,127	850,907
Cash - tenant security deposits	17,950	10,138	28,088
Total Cash	<u>822,563</u>	<u>253,514</u>	<u>1,076,077</u>
Accounts and notes receivables:			
Accounts receivable - miscellaneous	0	0	0
Accounts receivable - tenants rents	1,190	3,619	4,809
Accounts receivable - fraud	3,237	1,405	4,642
Total receivables - net	<u>4,427</u>	<u>5,024</u>	<u>9,451</u>
Other Current Assets:			
Prepaid expenses and other assets	35,403	12,239	47,642
Inventories	2,918	0	2,918
TOTAL CURRENT ASSETS	<u>865,311</u>	<u>270,777</u>	<u>1,136,088</u>
NONCURRENT ASSETS:			
Capital Assets:			
Land	0	200,000	200,000
Buildings	13,846,484	5,782,192	19,628,676
Furniture & equipment - dwellings	0	0	0
Furniture & equipment - admin	397,499	217,530	615,029
Leasehold improvements	0	0	0
Accumulated depreciation	(2,162,162)	(613,644)	(2,775,806)
Construction in process	0	0	0
Total capital assets - net	<u>12,081,821</u>	<u>5,586,078</u>	<u>17,667,899</u>
Other assets	135,981	134,489	270,470
TOTAL NONCURRENT ASSETS	<u>12,217,802</u>	<u>5,720,567</u>	<u>17,938,369</u>
DEFERRED OUTFLOW OF RESOURCES	0	0	0
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	<u>\$ 13,083,113</u>	<u>\$ 5,991,344</u>	<u>\$ 19,074,457</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE U - DISCRETE COMPONENT UNIT: (Cont'd)

<u>Account Description</u>	<u>Villas at Vinegar Hill, LLC</u>	<u>Lincolnwood Estates SF, LLC</u>	<u>TOTAL</u>
LIABILITIES AND NET POSITION:			
LIABILITIES:			
CURRENT LIABILITIES:			
Cash overdraft	\$ 0	\$ 0	\$ 0
Accounts payable <= 90 days	241	0	241
Accounts payable > 90 days	0	0	0
Accrued salaries/payroll withholding	4,473	1,321	5,794
Accrued interest payable	0	0	0
Accounts payable - other gov.	10,814	2,948	13,762
Tenant security deposits	17,950	10,138	28,088
Unearned revenue	1,612	1,223	2,835
Current portion of L-T debt - capital projects	15,000	49,700	64,700
Other current liabilities	7,999	2,295	10,294
TOTAL CURRENT LIABILITIES	58,089	67,625	125,714
NONCURRENT LIABILITIES:			
Long-term debt, net of current - capital projects	3,690,159	4,424,727	8,114,886
Noncurrent liabilities - other	219,370	0	219,370
TOTAL NONCURRENT LIABILITIES	3,909,529	4,424,727	8,334,256
TOTAL LIABILITIES	3,967,618	4,492,352	8,459,970
DEFERRED INFLOW OF RESOURCES	0	0	0
NET POSITION:			
Net Investment in Capital Assets	8,376,662	1,111,651	9,488,313
Restricted	682,780	168,127	850,907
Unrestricted	56,053	219,214	275,267
TOTAL NET POSITION	9,115,495	1,498,992	10,614,487
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	\$ 13,083,113	\$ 5,991,344	\$ 19,074,457

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022
(Continued)

NOTE U - DISCRETE COMPONENT UNIT: (Cont'd)

<u>Account Description</u>	<u>Villas at Vinegar Hill, LLC</u>	<u>Lincolnwood Estates SF, LLC</u>	<u>TOTAL</u>
REVENUES:			
Net tenant rental revenue	\$ 636,076	\$ 267,321	\$ 903,397
Tenant revenue - other	<u>13,906</u>	<u>9,702</u>	<u>23,608</u>
Total tenant revenue	649,982	277,023	927,005
Investment income - unrestricted	3,889	1,827	5,716
Other revenue	4,138	0	4,138
Gain/(loss) on disposition	<u>500</u>	<u>0</u>	<u>500</u>
TOTAL REVENUES	\$ <u>658,509</u>	\$ <u>278,850</u>	\$ <u>937,359</u>
EXPENSES:			
Administrative Expense	205,486	73,258	278,744
Asset management fee	0	0	0
Tenant Services	3,094	0	3,094
Utilities Expense	159,202	1,136	160,338
Ordinary Maintenance & Operation	191,984	68,610	260,594
Total Protective Services	0	0	0
Insurance Premiums	39,626	12,512	52,138
General Expenses	55,538	17,122	72,660
Financial Expenses	74,635	68,064	142,699
Other Expenses	<u>410,746</u>	<u>211,769</u>	<u>622,515</u>
TOTAL EXPENSES	\$ <u>1,140,311</u>	\$ <u>452,471</u>	\$ <u>1,592,782</u>
EXCESS OF REVENUE OVER EXPENSES	\$ <u>(481,802)</u>	\$ <u>(173,621)</u>	\$ <u>(655,423)</u>
Beginning Net Position	9,597,297	1,672,613	11,269,910
Prior period adjustments	0	0	0
Equity transfers	<u>0</u>	<u>0</u>	<u>0</u>
Ending Net Position	\$ <u>9,115,495</u>	\$ <u>1,498,992</u>	\$ <u>10,614,487</u>
 Units Available	 1,104	 336	 1,440
Units Leased	1,104	336	1,440

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

SINGLE AUDIT SECTION

YEAR ENDED DECEMBER 31, 2022



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Springfield Housing Authority
Springfield, Illinois 62703

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Springfield Housing Authority, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Springfield Housing Authority's basic financial statements, and have issued our report thereon dated May 16, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Springfield Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Springfield Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Springfield Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Springfield Housing Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Springfield Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
May 16, 2023



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

Board of Commissioners
Springfield Housing Authority
Springfield, Illinois 62703

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

Report on Compliance for Each Major Federal Program

Qualified and Unmodified Opinions

We have audited the Springfield Housing Authority's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Springfield Housing Authority's major federal programs for the year ended December 31, 2022. The Springfield Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Qualified Opinions on 14.850 Low Income Public Housing and 14.896 Family Self Sufficiency

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the Low Income Public Housing and Family Self Sufficiency programs for the year ended December 31, 2022.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended December 31, 2022.

Basis for Qualified and Unmodified Opinions

We conducted our audit of compliance in accordance with the auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Matters Giving Rise to Qualified Opinion on 14.850 Low Income Public Housing and 14.896 Family Self Sufficiency

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding 14.850 Low Income Public Housing as described in finding number 2022-001 for Eligibility and 14.896 Family Self Sufficiency as described in finding number 2022-002 for Special Provisions.

Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to those programs.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error; as fraud may involve override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2022-001 and 2022-002, to be significant deficiencies.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
May 16, 2023

**Springfield Housing Authority
Springfield, Illinois**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended December 31, 2021, contained one audit finding as noted below:

Finding 2021-001 – Public Housing Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Significant Deficiency

Low Income Public Housing - subsidy ALN #14.850

Condition & Cause:

Our review of fifty (50) Public Housing tenant files revealed that there was a total of three (3) income-related errors, which represent 6% of the total files examined. Of these three (3) errors, there were two (2) which could be numerically extrapolated to the population. Based upon this computation, the error was material to the Public Housing dwelling rental income and therefore reported as a finding for noncompliance. The one (1) remaining file was a result of failure to gather verifications necessary to calculate annual income. Based upon this control deficiency encountered with our sample we believe the Housing Authority has a significant deficiency in this area of compliance.

Current Status:

This deficiency still exists in the current audit period, consequently, *this finding will be continued and restated as audit finding 2022-001.*

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor's Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	Yes
Type of report issued on the compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)?	Yes

Identification of major federal programs:

-ALN #14.850	Low-Income Public Housing - subsidy
-ALN #14.871	Housing Choice Voucher Program
-ALN #14.879	Mainstream Vouchers
-ALN#14.EHV	Emergency Housing Vouchers
-ALN #14.896	Family Self Sufficiency (ROSS)

Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Did the Authority qualify as a low-risk auditee?	No

**Springfield Housing Authority
Springfield, Illinois**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)**

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2022-001 – Public Housing Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Significant Deficiency

Low Income Public Housing – Subsidy – ALN #14.850

Condition & Cause:

Our review of fifty (50) Public Housing tenant files revealed that there was a total of eleven (11) income-related errors, which represent 22% of the total files examined. We were able to numerically extrapolate ten (10) of these errors to the Public Housing population. These consisted mainly of improper deductions, omissions of income on the 50058, and improper annualization of income. The remaining one (1) file error was a result of lack of verification of income. Based on our extrapolation, we feel that the Housing Authority has a significant deficiency in this area of compliance.

Criteria:

The Code of Federal regulations, the Housing Authority's ACOP, and specific HUD guidelines in documenting and maintaining the Public Housing tenant files.

Effect:

The failure to properly calculate the dwelling rental income charged to a resident can result in a misstatement of operating income and corresponding operating subsidy earned by the Housing Authority.

Recommendation:

We recommend that the Agency conduct a thorough tenant file audit of existing tenants in the Public Housing program to determine whether there are any misstatements of rental income. We also recommend that the Agency increase their monitoring and review of the Public Housing program files to determine whether occupancy specialists need additional training or procedures added to ensure compliance.

Questioned Costs: None

Repeat Finding: Yes

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.

**Springfield Housing Authority
Springfield, Illinois**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)**

Section III – Financial Statement Findings

Findings and questioned costs for Federal Awards as defined in Section .510 (Cont'd):

Finding 2022-002 – Family Self Sufficiency Program – Special Provisions – Noncompliance & Significant Deficiency

Family Self Sufficiency Program – ALN#14.896

Condition:

We reviewed a total of twenty (20) FSS participant files, ten (10) under the Public Housing program and ten (10) under the HCV program. Per the FSS Action Plan, the Authority should maintain contact with each participant on a monthly basis, as well as maintaining records of each participant's goals. We found that nine (9) of the participants had not been in consistent contact with their assigned specialist, some of these as far back as 2020. We found three (3) files in which the applicable Individual Training and Service Plans (ITSP's) were not signed by the participant. We also noted that there was a lack of documentation that participants graduating from the program had met their goals. The Authority is not in compliance with CFR 984.303 Contract of Participation. They are also not following the internal policies governing FSS administration regarding monthly check-ins with the participants.

Criteria:

Regulations at 24 CFR 984.303 outline the requirements of the FSS program. Each participating FSS family must enter into a Contract of Participation with the PHA, which stipulates interim and final goals. This should include the ITSP for the head of household. The Authority's internal policy also dictates that the Authority should maintain contact with the participants on a monthly basis.

Cause:

Controls over the administration of the FSS program do not appear to be in place or operating effectively.

Effect:

When the program is not maintained in compliance with 24 CFR 984.303 this can result in a possible error in retaining a client on the program. Consequently, when it is not clear whether a client should remain on the program there might be an error from rent and HAP payment amounts. Additionally, as a result of noncompliance the expenditures in a program may be disallowed and the grant income recovered.

Recommendation:

We recommend that the Authority maintain proper records relating to the participant's goals under the program. We also recommend that the Authority maintain consistent contact with all program participants. Consistent contact ensures participants are meeting program and personal goals, as well as providing participants with effective support when needed, while proper documentation is pertinent to valid and accurate disbursement of escrow funds upon completion of the program.

Questioned Costs: None

Repeat Finding: No

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.

**FISCAL YEAR 2022 AUDIT RESPONSE
CORRECTIVE ACTION PLAN****FINDING 2021-001**

*"Public Housing Tenant Files – Eligibility – Internal Control Over Tenant Files
Non-Compliance and Significant Deficiency"*

SHA RESPONSE

The Springfield Housing Authority acknowledges the eleven (11) errors as delineated in the full 2022 FYE audit report. In 2022, the Springfield Housing Authority Public Housing program employed three (3) Asset Managers, three (3) Occupancy Specialists and one (1) Program Integrity Specialist. Due to post COVID-19 turnover and unqualified workers in the local workforce, the SHA has experienced a higher than usual turnover rate in the positions that conduct rent calculations. The primary function of the Program Integrity Specialist position is to audit and quality control tenant files and rent calculations conducted by Occupancy Specialists. The Asset Managers are responsible for reviewing 3% of recertifications audited by the Program Integrity Specialist position as an additional quality control measure. Further, during the auditor's closeout meeting with the SHA Management team, the auditors stated that they observed that the SHA team conducted necessary file audits and identified deficiencies, however they did not observe corrections to the identified deficiencies upon staff notification. This error rate was directly attributable to the high turnover rate of Occupancy Specialists during the 2022 fiscal year.

The SHA will take the following corrective actions to correct the errors and/or prevent the errors moving forward:

- The Program Integrity Specialist will conduct reviews of 100% of annual and interim recertifications for public housing tenants by December 31, 2023.
- The Program Integrity Specialist will ensure 100% audited file corrections are completed by the Occupancy Specialists, monthly.
- The Asset Manager(s) will review 10% of the recertifications audited by the Program Integrity Specialist as an additional quality control measure by December 31, 2023.
- The Asset Managers, Occupancy Specialists and Program Integrity Specialist will be provided with additional internal and external training opportunities in low rent public housing rent calculations and program integrity by December 31, 2023.
- The Asset Managers will re-review the files identified with errors during the independent audit and resolve the errors in accordance with the SHA Admissions and Continued Occupancy Plan and HUD rules and regulations by September 30, 2023.

PERSON RESPONSIBLE Melissa Huffstedtler

ANTICIPATED COMPLETION DATE December 31, 2023

FINDING 2021-002*"Family Self-Sufficiency Program – Special Provisions – Non-Compliance and Significant Deficiency"***SHA RESPONSE**

The Springfield Housing Authority acknowledges that the Family Self-Sufficiency program files did not adequately document client engagement activities provided by FSS staff. The SHA attributes two factors to this deficiency: the inability to meet in-person with program participants during the COVID-19 pandemic negatively impacted the staff-client relationship and SHA FSS staff did not properly document contacts with participants in participant files. Further, through internal quality control reviews, the Springfield Housing Authority recognized program leadership was prohibiting successful implementation of the FSS program, identified program deficiencies and implemented changes necessary to correct identified deficiencies.

The SHA will take the following corrective actions to correct the errors and/or prevent the errors moving forward:

- The Director of Self-Sufficiency Programs will conduct reviews of 100% of FSS participant files on a weekly basis to ensure monthly meetings are scheduled with FSS participants and the outcome of said meetings, to ensure all contractual and programmatic forms are executed properly and file documentation systems are maintained, etc.
- The Director of Self-Sufficiency Programs and Family Self-Sufficiency Specialists will be provided with additional internal and external training opportunities relative to FSS Program Best Practices and Case Management by December 31, 2023.
- 100% of SHA FSS Staff will be provided with and certified in HUD Family Self-Sufficiency Program training.
- The Director of Self-Sufficiency Programs will re-review the files identified with errors during the independent audit and resolve the errors in accordance with the SHA HUD Approved FSS Action Plan and HUD rules and regulations by September 30, 2023.

PERSON RESPONSIBLE Melissa Huffstedtler**ANTICIPATED COMPLETION DATE** December 31, 2023

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

SUPPLEMENTAL INFORMATION

YEAR ENDED DECEMBER 31, 2022

Springfield Housing Authority
Springfield, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
December 31, 2022

FDS Line#	Account Description	Low-Rent Public Hsg 14.850	Mainstream Vouchers 14.879	Blended Component Units	Housing Choice Vouchers 14.871	State/Local	ROSS 14.870
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 3,703,358	\$ 131,409	\$ 142,465	\$ 1,326,800	\$ 12,022	\$ 0
112	Cash - restricted modernization & development	0	0	0	0	0	0
113	Cash - other restricted	662,581	55,119	0	352,530	0	0
114	Cash - tenant security deposits	184,170	0	0	0	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	13,650	0
100	Total Cash	4,550,109	186,528	142,465	1,679,330	25,672	0
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD other projects	1,050	0	0	0	0	0
124	Accounts receivable - other government	0	0	0	0	12,502	0
125	Accounts receivable - miscellaneous	0	7,281	11,175	10,377	1,269	0
126	Accounts receivable - tenants rents	187,302	0	0	0	0	0
126.1	Allowance for doubtful accounts - tenants	(61,000)	0	0	0	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0	0
128	Accounts receivable - fraud	39,265	0	0	0	0	0
128.1	Allowance for doubtful accounts-fraud	0	0	0	0	0	0
129	Accrued interest receivable	0	0	0	0	0	0
120	Total receivables - net	166,617	7,281	11,175	10,377	13,771	0
Other Current Assets:							
131	Investments - unrestricted	0	0	0	0	0	0
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restricted for payment of current liability	0	0	0	0	0	0
142	Prepaid expenses and other assets	21,823	0	8,320	0	0	0
143	Inventories	53,710	0	0	0	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	0	222,800	0	1,532
145	Assets held for sale	0	0	84,360	0	0	0
150	TOTAL CURRENT ASSETS	4,792,259	193,809	246,320	1,912,507	39,443	1,532
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	4,423,466	0	102,852	0	0	0
162	Buildings	55,542,085	0	306,488	142,135	0	0
163	Furniture & equipment - dwellings	25,572	0	0	0	0	0
164	Furniture & equipment - admin	1,260,030	100,020	0	154,122	0	0
165	Leasehold Improvements	0	0	0	0	0	0
166	Accumulated depreciation	(42,445,911)	(100,020)	(85,720)	(78,683)	0	0
167	Construction in process	1,998,606	0	0	0	0	0
168	Infrastructure	0	0	0	0	0	0
160	Total capital assets - net	20,803,849	0	323,720	217,574	0	0
171	Notes receivable - noncurrent	6,667,806	0	0	0	0	0
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0
176	Investment in joint ventures	0	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	27,471,555	0	323,720	217,574	0	0
200	DEFERRED OUTFLOW OF RESOURCES	0	0	0	0	0	0
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 32,263,914	\$ 193,809	\$ 570,040	\$ 2,130,081	\$ 39,443	\$ 1,532

ROSS/FSS 14.896	Emergency Housing Voucher 14.EHV	Business Activities	Discretely Presented Component Unit	COCC	Elimination	TOTAL
\$ 0	\$ 34,200	\$ 731,509	\$ 197,082	\$ 1,475,966	\$ 0	\$ 7,754,811
0	0	0	0	0	0	0
0	29,281	185,972	850,907	9,255	0	2,145,645
0	0	0	28,088	0	0	212,258
0	0	0	0	0	0	13,650
0	63,481	917,481	1,076,077	1,485,221	0	10,126,364
0	0	0	0	0	0	0
952	0	0	0	550	0	2,552
0	0	0	0	0	0	12,502
0	707	713	0	111	0	31,533
0	0	0	4,809	0	0	192,111
0	0	0	0	0	0	(61,000)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	4,642	0	0	43,907
0	0	0	0	0	0	0
0	0	0	0	0	0	0
952	707	713	9,451	661	0	221,705
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	47,642	92,843	0	170,628
0	0	0	2,918	0	0	56,628
0	0	0	0	0	0	0
4,966	0	0	0	0	(229,298)	0
0	0	0	0	0	0	84,360
5,918	64,188	918,194	1,136,088	1,578,725	(229,298)	10,659,685
0	0	0	200,000	0	0	4,726,418
0	0	0	19,628,676	4,804,495	0	80,423,880
0	0	0	0	0	0	25,572
0	0	0	615,029	358,104	0	2,497,305
0	0	0	0	0	0	0
0	0	0	(2,775,806)	(3,666,276)	0	(49,152,416)
0	0	0	0	0	0	1,998,606
0	0	0	0	0	0	0
0	0	0	17,667,899	1,506,323	0	40,519,365
0	0	0	0	0	0	6,667,806
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	270,470	0	0	270,470
0	0	108,382	0	0	0	108,382
0	0	108,382	17,938,369	1,506,323	0	47,566,023
0	0	0	0	0	0	0
\$ 5,918	\$ 64,188	\$ 1,026,576	\$ 19,074,457	\$ 3,085,048	\$ (229,298)	\$ 58,225,708

Springfield Housing Authority
Springfield, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
December 31, 2022

FDS Line#	Account Description	Low-Rent Public Hsg 14.850	Mainstream Vouchers 14.879	Blended Component Units	Housing Choice Vouchers 14.871	State/Local	ROSS 14.870
LIABILITIES AND NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	21,938	0	1,090	10,659	0	0
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	31,599	423	0	10,810	241	1,532
322	Accrued compensated absences - current	31,875	466	0	12,951	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	0
333	Accounts payable - other gov.	34,986	0	0	0	7,529	0
341	Tenant security deposits	184,170	0	0	0	0	0
342	Unearned revenue	19,525	0	13,693	0	13,650	0
343	Current portion of L-T debt - capital projects	7,000	0	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0
345	Other current liabilities	4,866	0	0	0	0	0
346	Accrued liabilities - other	0	0	0	0	0	0
347	Interprogram (due to)	0	0	0	0	0	0
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	335,959	889	14,783	34,420	21,420	1,532
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	667,166	0	0	0	0	0
352	Long-term debt, net of current - operating borrowings	0	0	0	0	0	0
353	Noncurrent liabilities - other	97,523	0	0	320,367	0	0
354	Accrued comp. absences - long term	72,951	283	0	4,878	0	0
355	Loan liability - noncurrent	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	0	0	0	0	0	0
350	TOTAL NONCURRENT LIABILITIES	837,640	283	0	325,245	0	0
900	TOTAL LIABILITIES	1,173,599	1,172	14,783	359,665	21,420	1,532
400	DEFERRED INFLOW OF RESOURCES	0	0	0	0	0	0
NET POSITION:							
508.4	Net Investment in Capital Assets	20,129,683	0	323,720	217,574	0	0
511.4	Restricted	7,127,971	55,119	0	32,163	0	0
512.4	Unrestricted	3,832,661	137,518	231,537	1,520,679	18,023	0
513	TOTAL NET POSITION	31,090,315	192,637	555,257	1,770,416	18,023	0
600	TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	\$ 32,263,914	\$ 193,809	\$ 570,040	\$ 2,130,081	\$ 39,443	\$ 1,532

ROSS/FSS 14.896	Emergency Housing Voucher 14.EHV	Business Activities	Discretely Presented Component Unit	COCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
0	0	0	241	32,785	0	66,713
0	0	0	0	0	0	0
5,918	0	0	5,794	35,297	0	91,614
0	0	0	0	44,315	0	89,607
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	13,762	0	0	56,277
0	0	0	28,088	0	0	212,258
0	29,264	0	2,835	0	0	78,967
0	0	0	64,700	30,000	0	101,700
0	0	0	0	0	0	0
0	0	0	10,294	1,479	0	16,639
0	0	0	0	0	0	0
0	0	0	0	229,298	(229,298)	0
0	0	0	0	0	0	0
5,918	29,264	0	125,714	373,174	(229,298)	713,775
0	0	0	8,114,886	434,157	0	9,216,209
0	0	0	0	0	0	0
0	0	0	219,370	0	0	637,260
0	0	0	0	156,754	0	234,866
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	8,334,256	590,911	0	10,088,335
5,918	29,264	0	8,459,970	954,085	(229,298)	10,802,110
0	0	0	0	0	0	0
0	0	0	9,488,313	1,042,166	0	31,201,456
0	17	185,972	850,907	0	0	8,252,149
0	34,907	840,604	275,267	1,078,797	0	7,969,993
0	34,924	1,026,576	10,614,487	2,120,963	0	47,423,598
\$ 5,918	\$ 64,188	\$ 1,026,576	\$ 19,074,457	\$ 3,085,048	\$ (229,298)	\$ 58,225,708

Springfield Housing Authority
Springfield, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2022

FDS Line#	Account Description	Low-Rent Public Hsg 14.850	Mainstream Vouchers 14.879	Blended Component Units	Housing Choice Vouchers 14.871	State/Local	ROSS 14.870
REVENUES:							
70300	Net tenant rental revenue	\$ 1,546,682	\$ 0	\$ 52,200	\$ 0	\$ 0	\$ 0
70400	Tenant revenue - other	266,969	0	0	0	0	0
70500	Total tenant revenue	1,813,651	0	52,200	0	0	0
70600	HUD PHA grants - operating	4,279,140	957,732	0	14,125,586	0	62,387
70610	HUD PHA grants - capital	978,288	0	0	0	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	0	0	0	0	76,757	0
71100	Investment income - unrestricted	23,759	0	315	0	0	0
71200	Mortgage Interest Income	84,738	0	0	0	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0
71400	Fraud recovery	0	0	0	103,354	0	0
71500	Other revenue	65,462	0	4,200	48,396	0	0
71600	Gain/(loss) on disposition	35,460	0	0	0	0	0
72000	Investment Income - restricted	0	0	0	0	0	0
70000	TOTAL REVENUES	\$ 7,280,498	\$ 957,732	\$ 56,715	\$ 14,277,336	\$ 76,757	\$ 62,387
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 331,480	\$ 14,947	\$ 0	\$ 278,020	\$ 13,656	\$ 40,049
91200	Auditing fees	23,000	2,500	280	12,000	0	0
91300	Management fee	599,790	23,184	1,200	277,140	1,188	0
91310	Bookkeeping fee	63,727	14,490	0	173,212	743	0
91400	Advertising & marketing	19,251	0	0	5,502	0	0
91500	Employee benefits - administrative	114,439	6,392	0	112,750	6,552	18,127
91600	Office expense	8,716	2,000	51	5,075	0	0
91700	Legal expense	39,301	0	1,111	2,510	0	0
91800	Travel expense	229	0	0	0	0	175
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - administrative	601,350	13,123	994	339,119	1,430	1,856
91000	Total Administrative Expense	1,801,283	76,636	3,636	1,205,328	23,579	60,208
92000	Asset management fee	78,810	0	0	0	0	0
Tenant Services							
92100	Tenant services - salaries	0	0	0	30,128	0	0
92200	Relocation costs	4,362	0	0	0	0	0
92300	Employee benefits - tenant services	0	0	0	13,094	0	0
92400	Other tenant services	34,199	0	0	367	0	0
92500	Total Tenant Services	38,561	0	0	43,589	0	0
Utilities							
93100	Water	80,783	0	118	0	0	0
93200	Electricity	399,726	0	1,164	0	0	0
93300	Gas	38,343	0	210	0	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	139,257	0	187	0	0	0
93700	Employee benefits - utilities	0	0	0	0	0	0
93800	Other utilities	0	0	0	0	0	0
93000	Total Utilities Expense	658,109	0	1,679	0	0	0

ROSS/FSS 14.89E	Emergency Housing Voucher 14.EHV	Business Activities	Discretely Presented Component Unit	COCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 903,397	\$ 0	\$ 0	\$ 2,502,279
0	0	0	23,608	0	0	290,577
0	0	0	927,005	0	0	2,792,856
224,018	122,796	0	0	278,654	0	20,050,313
0	0	0	0	0	0	978,288
0	0	0	0	579,587	(579,587)	0
0	0	0	0	78,810	(78,810)	0
0	0	0	0	61,207	(61,207)	0
0	0	0	0	218,980	(218,980)	0
0	0	533,953	0	340,175	(520,139)	353,989
0	0	533,953	0	1,278,759	(1,458,723)	353,989
0	0	0	0	0	0	76,757
0	74	1,122	5,716	5,772	0	36,758
0	0	0	0	0	0	84,738
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	600	0	103,954
0	0	22,493	4,138	91,649	0	236,338
0	0	0	500	300	0	36,260
0	0	0	0	0	0	0
\$ 224,018	\$ 122,870	\$ 557,568	\$ 937,359	\$ 1,655,734	\$ (1,458,723)	\$ 24,750,251
\$ 0	\$ 0	\$ 415,662	\$ 73,192	\$ 498,419	\$ 0	\$ 1,665,435
0	0	0	14,250	0	0	52,030
0	3,852	0	100,497	0	(906,354)	100,497
0	2,407	0	10,695	0	(254,579)	10,695
0	0	0	2,731	4,881	0	32,365
0	0	138,224	17,921	194,103	0	608,508
0	1,050	0	8,562	10,483	0	35,937
0	0	60	11,329	6,200	0	60,511
0	0	0	0	1,139	0	1,544
0	0	0	0	0	0	0
7,008	1,500	5,517	39,567	184,022	0	1,195,486
7,008	8,809	559,463	278,744	899,247	(1,160,933)	3,763,008
0	0	0	0	0	(78,810)	0
148,820	0	0	0	0	0	178,948
0	0	0	0	0	0	4,362
56,532	0	0	0	0	0	69,626
0	50,905	0	3,094	0	0	88,565
205,352	50,905	0	3,094	0	0	341,501
0	0	0	8,776	3,170	0	92,847
0	0	0	133,190	43,881	0	577,961
0	0	0	4,418	7,611	0	50,582
0	0	0	0	0	0	0
0	0	0	0	94,188	0	94,188
0	0	0	13,954	1,360	0	154,758
0	0	0	0	29,014	0	29,014
0	0	0	0	0	0	0
0	0	0	160,338	179,224	0	999,350

Springfield Housing Authority
Springfield, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2022

<u>FDS Line#</u>	<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Mainstream Vouchers 14.879</u>	<u>Blended Component Units</u>	<u>Housing Choice Vouchers 14.871</u>	<u>State/Local</u>	<u>ROSS 14.870</u>
	Ordinary Maintenance & Operation						
94100	Labor	498,709	0	0	0	0	0
94200	Materials	412,765	0	2,120	3,516	4,138	0
94300	Contracts	1,199,320	0	2,367	3,389	19,482	0
94300-010	Garbage & trash removal contracts	58,348	0	0	0	0	0
94300-020	Heating & cooling contracts	23,965	0	0	0	0	0
94300-030	Snow Removal contracts	13,319	0	0	0	0	0
94300-040	Elevator maintenance contracts	26,458	0	0	0	0	0
94300-050	Landscape & grounds contracts	64,435	0	2,175	0	0	0
94300-060	Unit turnaround contracts	462,309	0	0	0	0	0
94300-070	Electrical contracts	1,785	0	0	0	0	0
94300-080	Plumbing contracts	28,483	0	0	0	0	0
94300-090	Extermination contracts	44,495	0	192	0	0	0
94300-100	Janitorial contracts	9,360	0	0	0	0	0
94300-110	Routine maintenance	202,871	0	0	0	0	0
94300-120	Contract costs - other	263,492	0	0	3,389	19,482	0
94500	Employee benefit contributions	169,360	0	0	0	0	0
94000	Total Ordinary Maintenance & Operation	2,280,154	0	4,487	6,905	23,620	0
	Protective Services						
95100	Protective services - salaries	0	0	0	0	0	0
95200	Protective services - other contract costs	198,141	0	0	0	0	0
95300	Other protective services	0	0	0	0	0	0
95500	Employee benefits - protective services	0	0	0	0	0	0
95000	Total Protective Services	198,141	0	0	0	0	0
	Insurance Premiums						
96110	Property Insurance	169,893	0	5,696	0	0	0
96120	Liability Insurance	13,706	0	625	8,178	0	0
96130	Workmen's compensation	44,107	1,022	0	17,341	744	2,179
96140	Insurance - other	35,397	0	981	2,505	0	0
96100	Total Insurance Premiums	263,103	1,022	7,302	28,024	744	2,179
	General Expenses						
96200	Other general expense	153,482	3,285	0	79,415	0	0
96210	Compensated absences	31,874	466	0	12,951	0	0
96300	Payments in lieu of taxes	42,960	0	10,221	0	0	0
96400	Bad debt - tenant rents	338,871	0	0	0	0	0
96500	Bad debt - mortgages	0	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	9,922	1,738	0	15,968	0	0
96000	Total General Expenses	577,109	5,489	10,221	108,334	0	0
	Financial Expenses						
96710	Interest expense - Mortgage Payable	0	0	0	0	0	0
96720	Interest expense - Notes Payable	0	0	0	0	0	0
96730	Amortization - issuance costs	0	0	0	0	0	0
96700	Total Financial Expenses	0	0	0	0	0	0
96900	TOTAL OPERATING EXPENSE	5,895,270	83,147	27,325	1,392,180	47,943	52,387
97000	EXCESS OPERATING REVENUE	1,385,228	874,585	29,390	12,885,156	28,814	0

ROSS/FSS 14.896	Emergency Housing Voucher 14.EHV	Business Activities	Discretely Presented Component Unit	COCC	Elimination	TOTAL
0	0	0	74,528	12,226	0	585,463
0	0	0	18,042	12,124	0	452,705
0	0	0	138,031	150,233	(218,980)	1,293,842
0	0	0	5,664	0	0	64,012
0	0	0	0	0	0	23,965
0	0	0	0	0	0	13,319
0	0	0	8,527	0	0	34,985
0	0	0	12,254	0	0	78,864
0	0	0	0	0	0	462,309
0	0	0	0	0	0	1,785
0	0	0	3,058	0	0	31,541
0	0	0	3,890	0	0	48,577
0	0	0	0	0	0	9,360
0	0	0	53,882	0	(218,980)	37,773
0	0	0	50,756	150,233	0	487,352
0	0	0	29,993	996	0	200,349
0	0	0	260,594	175,579	(218,980)	2,532,359
0	0	0	0	0	0	0
0	0	0	0	0	0	198,141
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	198,141
0	0	0	34,587	9,724	0	219,900
0	0	0	5,932	2,700	0	31,141
7,920	0	21,274	7,814	33,201	0	135,602
0	0	0	3,805	8,197	0	50,885
7,920	0	21,274	52,138	53,822	0	437,528
0	0	57	20,896	0	0	257,135
0	0	0	956	44,314	0	90,561
0	0	0	13,763	1,581	0	68,525
0	0	0	37,045	0	0	375,916
0	0	0	0	0	0	0
0	0	0	0	0	0	0
3,738	0	0	0	20,872	0	52,238
3,738	0	57	72,660	66,767	0	844,375
0	0	0	124,553	10,725	0	135,278
0	0	0	0	0	0	0
0	0	0	18,146	0	0	18,146
0	0	0	142,699	10,725	0	153,424
224,018	59,714	580,794	970,267	1,385,364	(1,458,723)	9,269,686
0	63,156	(23,226)	(32,908)	270,370	0	15,480,565

Springfield Housing Authority
Springfield, Illinois

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2022**

PDS Line#	Account Description	Low-Rent Public Hsg 14,850	Mainstream Vouchers 14,879	Blended Component Units	Housing Choice Vouchers 14,871	State/Local	ROSS 14,870
	Other Expenses						
97100	Extraordinary maintenance	0	0	0	0	0	0
97200	Casualty losses	21,698	0	0	0	0	0
97300	Housing assistance payments	0	964,437	0	12,834,468	39,094	0
97350	HAP portability-in	0	0	0	0	0	0
97400	Depreciation expense	1,556,273	4,005	12,801	19,487	0	0
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0
	Total Other Expenses	1,577,971	968,442	12,801	12,853,955	39,094	0
90000	TOTAL EXPENSES	\$ 7,473,241	\$ 1,051,589	\$ 40,126	\$ 14,246,135	\$ 87,037	\$ 52,387
10010	Operating transfer in	250,000	0	0	0	0	0
10020	Operating transfer out	(250,000)	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0	0
10050	Proceeds from notes, loans & bonds	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0	0
10091	Inter project excess cash transfer in	165,000	0	0	0	0	0
10092	Inter project excess cash transfer out	(165,000)	0	0	0	0	0
10093	Transfers between project & program - in	0	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	0	0	0
10100	Total other financing sources (uses)	0	0	0	0	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ (192,743)	\$ (93,857)	\$ 16,589	\$ 31,201	\$ (10,280)	\$ 0
11020	Required annual debt principal payments	7,000	0	0	0	0	0
11030	Beginning Net Position	31,283,058	286,494	538,668	1,739,215	28,303	0
11040-010	Prior period adjustments	0	0	0	0	0	0
11040-070	Equity transfers	0	0	0	0	0	0
11050	Changes-compensated absence balance	0	0	0	0	0	0
11060	Changes-contingent liability balance	0	0	0	0	0	0
11070	Changes-unrec. pension transition liability	0	0	0	0	0	0
11080	Changes-doubtful accounts - dwelling rents	0	0	0	0	0	0
11090	Changes-doubtful accounts - other	0	0	0	0	0	0
	Ending Net Position	\$ 31,090,315	\$ 192,637	\$ 555,257	\$ 1,770,416	\$ 18,023	\$ 0
11170	Administrative Fund Equity	0	137,518	0	1,738,253	0	0
11180	Housing Choice Voucher Equity	0	55,119	0	32,163	0	0
11190	Units Available	9,369	3,024	144	23,095	120	0
11210	Units Leased	9,089	1,932	144	23,095	99	0
11270	Excess Cash	3,317,497	0	0	0	0	0
	Prior year excess cash	2,441,913	0	0	0	0	0
11610	Land purchases	0	0	0	0	0	0
11620	Building purchases	26,166	0	0	0	0	0
11630	Furniture & equipment - dwelling	0	0	0	0	0	0
11640	Furniture & equipment - admin	48,661	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	0	0	0
11660	Infrastructure purchases	915,755	0	0	0	0	0
13510	CFFP debt services payments	0	0	0	0	0	0
13901	Replacement housing factor funds	0	0	0	0	0	0

ROSS/FSS 14.896	Emergency Housing Voucher 14.EHV	Business Activities	Discretely Presented Component Unit	COCC	Elimination	TOTAL
0	0	0	0	0	0	0
0	0	0	0	4,126	0	25,824
0	161,312	0	0	0	0	13,999,311
0	0	0	0	0	0	0
0	0	0	622,515	110,827	0	2,325,908
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	161,312	0	622,515	114,953	0	16,351,043
\$ 224,018	\$ 221,026	\$ 580,794	\$ 1,592,782	\$ 1,500,317	\$ (1,458,723)	\$ 25,620,729
0	0	0	0	0	(250,000)	0
0	0	0	0	0	250,000	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	(155,000)	0
0	0	0	0	0	165,000	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
\$ 0	\$ (98,156)	\$ (23,226)	\$ (655,423)	\$ 155,417	\$ 0	\$ (870,478)
0	0	0	64,500	30,000	0	101,500
0	133,080	1,049,802	11,269,910	1,965,546	0	48,294,076
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
\$ 0	\$ 34,924	\$ 1,026,576	\$ 10,614,487	\$ 2,120,963	\$ 0	\$ 47,423,598
0	0	0	0	0	0	1,875,771
0	0	0	0	0	0	87,282
0	444	0	1,440	0	0	37,636
0	321	0	1,440	0	0	36,120
0	0	0	0	0	0	3,317,497
0	0	0	0	0	0	2,441,913
0	0	0	0	0	0	0
0	0	0	0	0	0	26,166
0	0	0	0	0	0	0
0	0	0	0	0	0	48,661
0	0	0	0	0	0	0
0	0	0	0	0	0	916,755
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Springfield Housing Authority
Springfield, Illinois

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2022

	<u>Type</u>	<u>Federal ALN #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Low Rent Public Housing - subsidy	A - Major	14.850	\$ 3,583,159
Capital Fund Program	A - Nonmajor	14.872	1,952,923
Section 8 Housing Assistance Program (Cluster):			
Housing Choice Voucher	A - Major	14.871	14,125,586
Emergency Housing Vouchers	A - Major	14.EHV	122,796
Mainstream Vouchers	A - Major	14.879	957,732
Other Programs:			
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	62,387
ROSS/Family Self Sufficiency Program	B - Major	14.896	<u>224,018</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u>21,028,601</u>
Threshold for Type A & Type B			\$ <u>750,000</u>

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2022

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Authority under programs of the federal government for the year ended December 31, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE C - INDIRECT COST RATE:

The Authority did not elect to use the 10% de minimis cost rate.

NOTE D - SUBRECIPIENTS:

The Springfield Housing Authority provided no federal awards to subrecipients during the fiscal year ending December 31, 2022.

NOTE E - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Springfield Housing Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2022.
- The Springfield Housing Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended December 31, 2022.
- The Springfield Housing Authority maintains the following limits of insurance as of December 31, 2022:

Property	\$	50,000,000
Liability	\$	5,000,000
Commercial Auto	\$	5,000,000
Worker Compensation		Statutory
Public Officials	\$	5,000,000
Public Employee Dishonesty	\$	300,000

Settled claims have not exceeded the above commercial insurance coverage limits over the past three years.

SPRINGFIELD HOUSING AUTHORITY
Springfield, Illinois

SUPPLEMENTAL INFORMATION
SPECIAL REPORTS

YEAR ENDED DECEMBER 31, 2022

Springfield Housing Authority
Springfield, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED DECEMBER 31, 2022

IL01P004501-18

- 1 The Actual Capital Fund Program Costs of IL01P004501-18 are as follows:

Funds Approved	\$ 2,219,786
Funds Expended	<u>2,219,786</u>
Excess of Funds Approved	<u>\$ -</u>
 Funds Advanced	 \$ 2,219,786
Funds Expended	<u>2,219,786</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$239,861.47 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The costs as shown on the Final Actual Modernization Cost Certificate dated February 3, 2023, as submitted to HUD for approval, is in agreement with the PHA's records.
- 4 All Capital Fund Grant Program costs have been paid and all related liabilities have been discharged through payment.

Springfield Housing Authority
Springfield, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COSTS
FOR THE YEAR ENDED DECEMBER 31, 2022

IL06R004502-16

- 1 The Actual Capital Fund Program Costs of IL06R004502-16 are as follows:

Funds Approved	\$ 18,750
Funds Expended	<u>18,750</u>
Excess of Funds Approved	<u>\$ -</u>
 Funds Advanced	 \$ 18,750
Funds Expended	<u>18,750</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$6,112.48 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The costs as shown on the Final Actual Modernization Cost Certificate dated September 26, 2022, as submitted to HUD for approval, is in agreement with the PHA's records.
- 4 All Capital Fund Grant Program costs have been paid and all related liabilities have been discharged through payment.

Springfield Housing Authority
Springfield, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL FSS GRANT PROGRAM COSTS
FOR THE YEAR ENDED DECEMBER 31, 2022

IL004FSS22 IL4692

- 1 The Actual Program Costs of IL004FSS22 IL4692 are as follows:

Funds Approved	\$ 263,338
Funds Expended	<u>224,018</u>
Excess of Funds Approved	<u>\$ 39,320</u>
 Funds Advanced	 \$ 224,018
Funds Expended	<u>224,018</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$224,017.60 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The costs as shown on the Final Federal Financial Report SF-425 dated January 25, 2023, as submitted to HUD for approval, is in agreement with the PHA's records.
- 4 All Grant Program costs have been paid and all related liabilities have been discharged through payment.

**Springfield Housing Authority
2024 PHA Plan**

C.1

Resident Advisory Board Comments

MINUTES OF PUBLIC HEARING MEETINGS
2024 PHA Plan Submission
2024 MTW Supplement
Admissions & Continued Occupancy Plan Changes
Administrative Plan Changes
2019 Capital Fund Program Closeout
Five-Year Capital Fund Program (FY 2024-2028)

During this PHA Plan period, residents were able to attend in person. Dr. Jackie L. Newman, Executive Director; Melissa Huffstedtler, Deputy Director; Ligia Anderson, Contract Administrator and Evonite Smith, Executive Assistant were present in person at the scheduled meetings.

Location: Hildebrandt Hi-Rise
Date: August 31, 2023

Time: 1:00 p.m.

August 31, 2023, Hildebrandt Public Meeting Minutes

In attendance were: Robin Rigney, resident; Byron Stout, resident; Brenda Baptist, resident; Angela Arnold, Resident; Sherri Castles, Hildebrandt Management Associate; Dr. Jackie L. Newman, Executive Director; Melissa Huffstedtler, Deputy Director; Ligia Anderson, Contract Administrator; and Evonite Smith, Executive Assistant.

Melissa Huffstedtler provided an introduction to the PHA Plan. She provided an overview of the PHA plan process, how the funds are used, and the goals and objectives of the 1-year and 5-year plans. Proposed capital work items contained in the 2024 plan include but are not limited to: siding, windows, doors, kitchens, bathrooms, floors, landscaping, improved exterior exits, new appliances, elevator replacement, electrical upgrades, tree removal and security camera upgrades.

Melissa Huffstedtler and Ligia Anderson provided an overview of the 2019 Capital Funds and the work items they were spent on.

Melissa Huffstedtler provided an overview of the SHA's short- and long- term redevelopment plans to include RAD conversions of Madison Park Place, Brandon and Hildebrandt. The SHA is also considering expanding public housing by developing new construction senior housing.

Melissa Huffstedtler provided a summary of policy revisions due to HUD regulatory changes such as HOTMA and NSPIRE. A summary of the NSPIRE inspection standards was provided. An overview of HOTMA policy changes relative to program eligibility determinations and income and asset calculations was provided inclusive of, but not limited to:



Changing lives one key at a time

- the HUD health and medical deduction will be changing from 3% to 10%. A hardship exemption policy has been established in accordance with the HOTMA regulations;
- The definitions have been updated including the definition of family, income, assets, deductions, etc.

Melissa Huffstedtler provided an overview of the SHA's Move to Work demonstration status including the proposed policy changes inclusive of, but not limited to:

- Public Housing:
 - To allow over income families in public housing to remain housed for a period of three years instead of two as required by HUD;
- Housing Choice Voucher Program:
 - To allow flexible eligibility criteria for project-based vouchers providing on-site supportive services for special needs populations;
 - To allocate tenant-based vouchers to operate a voluntary Emergency Housing Voucher program;
 - To allocate tenant-based vouchers to operate a Temporary Relocation Voucher program;
 - To provide landlord incentives for landlords continuing to participate in the program and to new landlords leasing in high opportunity areas or areas where vouchers are difficult to use;
 - To adopt a "Moving On" preference to allocate a number of tenant-based vouchers to applicant households transitioning from permanent supportive housing to permanent housing;
 - To conduct pre-qualifying unit inspections;
 - To increase the cap of tenant-based vouchers that can be converted to project-based vouchers; and
 - To allow the SHA to inspect project-based voucher units that it owns or operates.
- Credit Reporting Initiative:
 - As part of the Moving to Work cohort, the SHA is about to roll out a program for public housing residents to participate in credit reporting of positive rent paying practices in order to assist families in improving credit scores. More information will be provided and additional meetings will be held to let families know how to participate if they are interested.
 - It was communicated that there would be limited spots available to participate and that HUD would conduct a formal study of families participating in the program.

No additional comments received from Byron Stout, Brenda Baptist, and Angela Arnold.



Changing lives one key at a time

Comments/Concerns from Robin Rigney: Robin suggested 1st-floor apartment accommodations for wheelchair/walker tenants. She also suggested a beauty salon or to have a beautician come in to assist more often. Melissa Huffstedtler responded that first floor accommodations could be made through the ADA reasonable accommodations process and that the SHA would consider suggestions for an on-site beauty salon.

Development: The Villas at Vinegar Hill
Date: August 31, 2023

Time: 3:00 p.m.

August 31, 2023 Villas at Vinegar Hill Public Meeting Minutes

In attendance: Atha Otken, resident; Dr. Jackie Newman, Executive Director; Melissa Huffstedtler, Deputy Director; Ligia Anderson, Contract Administrator; and Evonite Smith, Executive Assistant.

Melissa Huffstedtler provided an introduction to the PHA Plan. She provided an overview of the PHA plan process, how the funds are used, and the goals and objectives of the 1-year and 5-year plans. Proposed capital work items contained in the 2024 plan include but are not limited to: siding, windows, doors, kitchens, bathrooms, floors, landscaping, improved exterior exits, new appliances, elevator replacement, electrical upgrades, tree removal and security camera upgrades.

Melissa Huffstedtler and Ligia Anderson provided an overview of the 2019 Capital Funds and the work items they were spent on.

Melissa Huffstedtler provided an overview of the SHA's short- and long- term redevelopment plans to include RAD conversions of Madison Park Place, Brandon and Hildebrandt. The SHA is also considering expanding public housing by developing new construction senior housing.

Melissa Huffstedtler provided a summary of policy revisions due to HUD regulatory changes such as HOTMA and NSPIRE. A summary of the NSPIRE inspection standards was provided. An overview of HOTMA policy changes relative to program eligibility determinations and income and asset calculations was provided inclusive of, but not limited to:

- the HUD health and medical deduction will be changing from 3% to 10%. A hardship exemption policy has been established in accordance with the HOTMA regulations;
- The definitions have been updated including the definition of family, income, assets, deductions, etc.

Melissa Huffstedtler provided an overview of the SHA's Move to Work demonstration status including the proposed policy changes inclusive of, but not limited to:



Changing lives one key at a time

- Public Housing:
 - To allow over income families in public housing to remain housed for a period of three years instead of two as required by HUD;
- Housing Choice Voucher Program:
 - To allow flexible eligibility criteria for project-based vouchers providing on-site supportive services for special needs populations;
 - To allocate tenant-based vouchers to operate a voluntary Emergency Housing Voucher program;
 - To allocate tenant-based vouchers to operate a Temporary Relocation Voucher program;
 - To provide landlord incentives for landlords continuing to participate in the program and to new landlords leasing in high opportunity areas or areas where vouchers are difficult to use;
 - To adopt a “Moving On” preference to allocate a number of tenant-based vouchers to applicant households transitioning from permanent supportive housing to permanent housing;
 - To conduct pre-qualifying unit inspections;
 - To increase the cap of tenant-based vouchers that can be converted to project-based vouchers; and
 - To allow the SHA to inspect project-based voucher units that it owns or operates;
- Credit Reporting Initiative:
 - As part of the Moving to Work cohort, the SHA is about to roll out a program for public housing residents to participate in credit reporting of positive rent paying practices in order to assist families in improving credit scores. More information will be provided and additional meetings will be held to let families know how to participate if they are interested.
 - It was communicated that there would be limited spots available to participate and that HUD would conduct a formal study of families participating in the program.

There were no additional comments or questions from anyone in attendance.

Location: Bonansinga Hi-Rise
Date: September 1, 2023

Time: 11:00 a.m.

September 1, 2023, Bonansinga Public Meeting Minutes

In attendance were Frances Honeycutt, resident, Melissa Huffstedtler, Deputy Director; Ligia Anderson, Contract Administrator; and Evonite Smith, Executive Assistant.



Changing lives one key at a time

Melissa Huffstedtler provided an introduction to the PHA Plan. She provided an overview of the PHA plan process, how the funds are used, and the goals and objectives of the 1-year and 5-year plans. Proposed capital work items contained in the 2024 plan include but are not limited to: siding, windows, doors, kitchens, bathrooms, floors, landscaping, improved exterior exits, new appliances, elevator replacement, electrical upgrades, tree removal and security camera upgrades.

Melissa Huffstedtler and Ligia Anderson provided an overview of the 2019 Capital Funds and the work items they were spent on.

Melissa Huffstedtler provided an overview of the SHA's short- and long- term redevelopment plans to include RAD conversions of Madison Park Place, Brandon and Hildebrandt. The SHA is also considering expanding public housing by developing new construction senior housing.

Melissa Huffstedtler provided a summary of policy revisions due to HUD regulatory changes such as HOTMA and NSPIRE. A summary of the NSPIRE inspection standards was provided. An overview of HOTMA policy changes relative to program eligibility determinations and income and asset calculations was provided inclusive of, but not limited to:

- the HUD health and medical deduction will be changing from 3% to 10%. A hardship exemption policy has been established in accordance with the HOTMA regulations;
- The definitions have been updated including the definition of family, income, assets, deductions, etc.

Melissa Huffstedtler provided an overview of the SHA's Move to Work demonstration status including the proposed policy changes inclusive of, but not limited to:

- Public Housing:
 - To allow over income families in public housing to remain housed for a period of three years instead of two as required by HUD;
- Housing Choice Voucher Program:
 - To allow flexible eligibility criteria for project-based vouchers providing on-site supportive services for special needs populations;
 - To allocate tenant-based vouchers to operate a voluntary Emergency Housing Voucher program;
 - To allocate tenant-based vouchers to operate a Temporary Relocation Voucher program;
 - To provide landlord incentives for landlords continuing to participate in the program and to new landlords leasing in high opportunity areas or areas where vouchers are difficult to use;



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- To adopt a “Moving On” preference to allocate a number of tenant-based vouchers to applicant households transitioning from permanent supportive housing to permanent housing;
 - To conduct pre-qualifying unit inspections;
 - To increase the cap of tenant-based vouchers that can be converted to project-based vouchers; and
 - To allow the SHA to inspect project-based voucher units that it owns or operates;
- Credit Reporting Initiative:
 - As part of the Moving to Work cohort, the SHA is about to roll out a program for public housing residents to participate in credit reporting of positive rent paying practices in order to assist families in improving credit scores. More information will be provided and additional meetings will be held to let families know how to participate if they are interested.
 - It was communicated that there would be limited spots available to participate and that HUD would conduct a formal study of families participating in the program.

Frances Honeycutt provided that the carpets were in need of cleaning and requested that when the parking lot upgrades occur that the SHA consider installing speed bumps for resident safety. There was general discussion about the replacement of the elevators. Melissa Huffstedtler provided that the replacement of elevators was already included in the Capital Fund five-year plan as well as the paving/parking lot upgrades. The SHA will consider adding speed bumps when it conducts the paving/parking lot upgrades.

Resident Advisory Board Meeting
Date: September 6, 2023

200 N. Eleventh Street
Time: 1:00 p.m.

September 6, 2023 Resident Advisory Board (RAB) Meeting Minutes

In attendance were: Janet Heard, resident; Sharon Kay Scharf, resident; Melissa Huffstedtler, Deputy Director; and Evonite Smith, Executive Assistant.

Melissa Huffstedtler provided an introduction to the PHA Plan. She provided an overview of the PHA plan process, how the funds are used, and the goals and objectives of the 1-year and 5-year plans. Proposed capital work items contained in the 2024 plan include but are not limited to: siding, windows, doors, kitchens, bathrooms, floors, landscaping, improved exterior exits, new appliances, elevator replacement, electrical upgrades, tree removal and security camera upgrades.

Melissa Huffstedtler provided an overview of the 2019 Capital Funds and the work items they were spent on.



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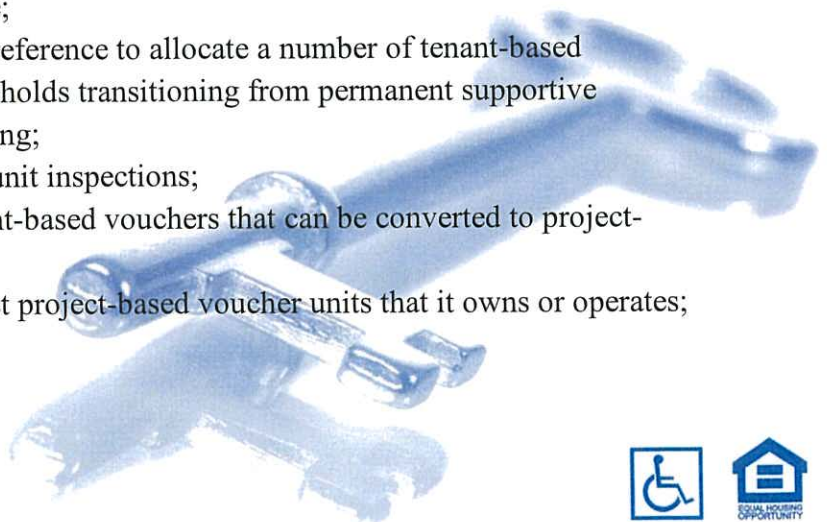
Melissa Huffstedtler provided an overview of the SHA's short- and long- term redevelopment plans to include RAD conversions of Madison Park Place, Brandon and Hildebrandt. The SHA is also considering expanding public housing by developing new construction senior housing.

Melissa Huffstedtler provided a summary of policy revisions due to HUD regulatory changes such as HOTMA and NSPIRE. A summary of the NSPIRE inspection standards was provided. An overview of HOTMA policy changes relative to program eligibility determinations and income and asset calculations was provided inclusive of, but not limited to:

- the HUD health and medical deduction will be changing from 3% to 10%. A hardship exemption policy has been established in accordance with the HOTMA regulations;
- The definitions have been updated including the definition of family, income, assets, deductions, etc.

Melissa Huffstedtler provided an overview of the SHA's Move to Work demonstration status including the proposed policy changes inclusive of, but not limited to:

- Public Housing:
 - To allow over income families in public housing to remain housed for a period of three years instead of two as required by HUD;
- Housing Choice Voucher Program:
 - To allow flexible eligibility criteria for project-based vouchers providing on-site supportive services for special needs populations;
 - To allocate tenant-based vouchers to operate a voluntary Emergency Housing Voucher program;
 - To allocate tenant-based vouchers to operate a Temporary Relocation Voucher program;
 - To provide landlord incentives for landlords continuing to participate in the program and to new landlords leasing in high opportunity areas or areas where vouchers are difficult to use;
 - To adopt a "Moving On" preference to allocate a number of tenant-based vouchers to applicant households transitioning from permanent supportive housing to permanent housing;
 - To conduct pre-qualifying unit inspections;
 - To increase the cap of tenant-based vouchers that can be converted to project-based vouchers; and
 - To allow the SHA to inspect project-based voucher units that it owns or operates;



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- **Credit Reporting Initiative:**
 - As part of the Moving to Work cohort, the SHA is about to roll out a program for public housing residents to participate in credit reporting of positive rent paying practices in order to assist families in improving credit scores. More information will be provided and additional meetings will be held to let families know how to participate if they are interested.
 - It was communicated that there would be limited spots available to participate and that HUD would conduct a formal study of families participating in the program.

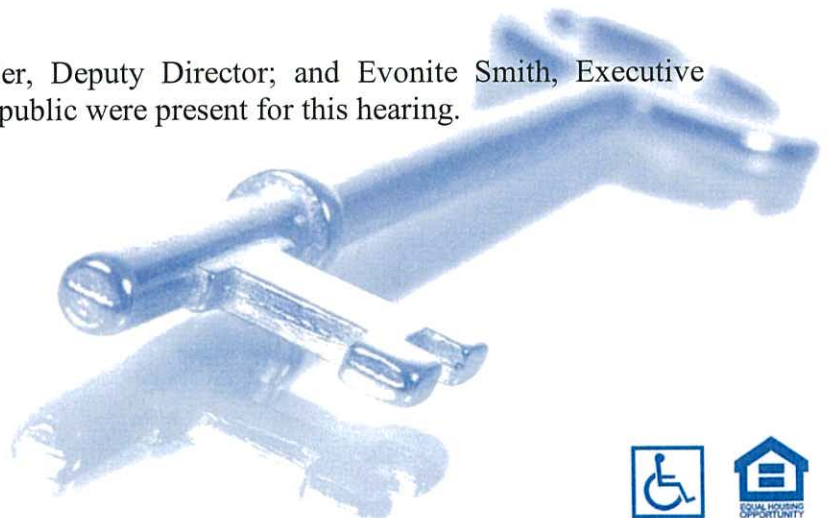
Janet Heard provided that the landscaping completed with Capital Funds could use some further assistance including mulch and better plants. She provided some work items that needed repaired in her unit. Melissa Huffstedtler responded that maintenance would take a look at her unit and determine necessary steps to fix the deficiencies and that there are additional Capital Fund monies budgeted for landscaping that can build upon the work that was completed previously.

Sharon Kay Scharf provided that she was resigning from the Resident Advisory Board at the end of this year and recommended Don Holland at the Villas to take her place. She requested the following items be included in the Capital Fund budgets: a roof/cover over the picnic area on the Williams Boulevard side of the property, tree removal of dead or damaged trees, privacy for the Management Associate in the lobby of the building, better maintenance care of the roses that line the walkway along with different mulch options, repairs to the fire alarm system and a way to provide in-unit power during power outages. Melissa Huffstedtler responded that the lobby upgrades have already been included in the 2023 Capital Fund plan and will be scheduled. Melissa Huffstedtler also provided that the roof/cover over the picnic area could be addressed with Capital Funds. The other items (tree trimming/removal, mulch, rose maintenance, fire panel, etc.) could be addressed within the annual maintenance budgets. The SHA will look into the in-unit power generator. Currently, power generators are providing power to common areas during power outages.

Location: 200 N. Eleventh Street
Date: September 7, 2023

Time: 5:00 p.m.

In attendance were: Melissa Huffstedtler, Deputy Director; and Evonite Smith, Executive Assistant. No residents or members of the public were present for this hearing.





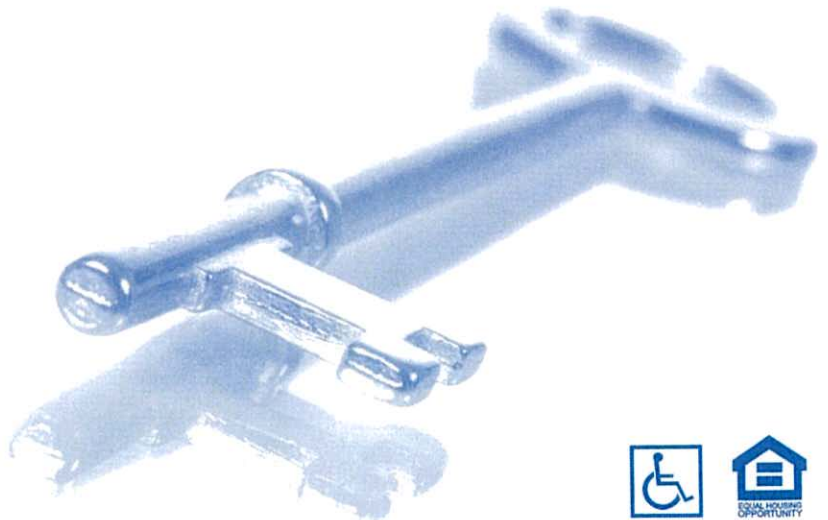
200 North 11th Street, Springfield, IL 62703
Phone 217.753.5757 | TTY 217.753.5757 | Fax 217.753.5799
www.springfieldhousingauthority.org

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SHA Commissioner Board Meeting
Date: September 25, 2023

200 N. Eleventh Street
Time: 5:00 p.m.

No residents or members of the public were present during this public meeting. No additional comments received regarding the SHA's 2024 Annual Plan or 2024-2028 Five Year Plan.



ATTACHMENT I

Springfield Housing Authority 2024 PHA Plan

C.2

Certification by State or Local Officials

**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 3/31/2024

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

I, Misty Buscher, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal
year 2024 of the Springfield Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Springfield, Illinois

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

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:

Misty Buscher

Title:

Mayor

Signature:



Date:

9/21/23

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

ATTACHMENT J

Springfield Housing Authority 2024 PHA Plan

C.3

HUD-50077-ST-HCV-HP

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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).

Springfield Housing Authority
PHA Name

IL004
PHA Number/HA Code

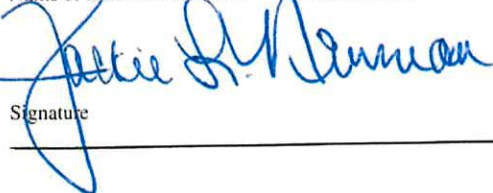
X Annual PHA Plan for Fiscal Year 2024

X 5-Year PHA Plan for Fiscal Years 2024 - 2028

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 Executive Director: Dr. Jackie L. Newman

Name Board Chairman: Timothy Schweizer


Signature

Date


Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Springfield Housing Authority
2024 PHA Plan**

C.4

Challenged Elements

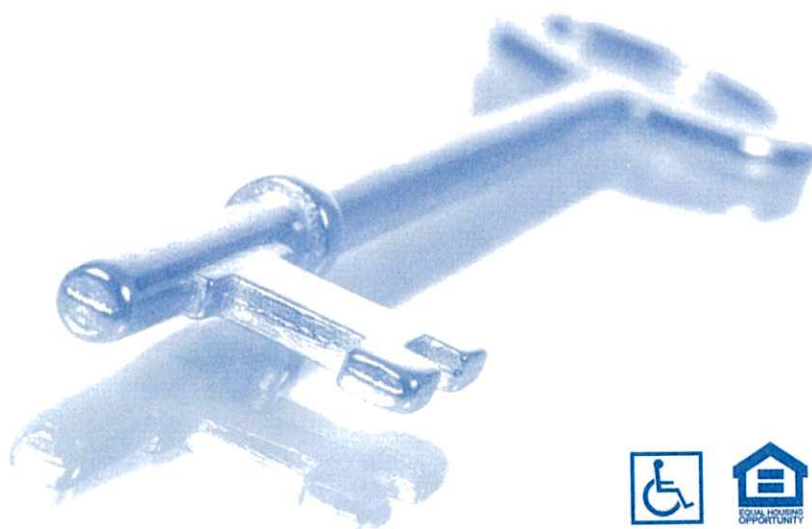


200 North 11th Street, Springfield, IL 62703
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www.springfieldhousingauthority.org

Changing lives one key at a time

9/19/2023

There were no challenged elements to the Springfield Housing Authority's (IL004) FY2024 Annual and FY2024-2028 Five Year PHA Plans.



**Springfield Housing Authority
2024 PHA Plan**

**Section B.2
Goals & Objectives**

SPRINGFIELD HOUSING AUTHORITY SHA IL004

B.2 Goals & Objectives

GOALS
<i>Apply for additional Housing Choice Vouchers as available.</i>
<i>Reduce public housing vacancies; meet HUD's 100% occupancy goals.</i>
<i>Explore options to prevent a decline in occupancy</i>
<i>Leverage private or other public funds including Faircloth to RAD to create additional housing opportunities and acquire or build units or developments to assist SHA in neighborhood and redevelopment of older housing units.</i>
<i>Improve the quality of assisted housing; SHA objectives are to maintain high performer status in both public housing management (PHAS) and voucher management (SEMAP)</i>
<i>Increase customer satisfaction by quality service responsiveness across all areas of operations (applications, recertifications, lease-up, maintenance, etc.).</i>
<i>Continue to update and modernize units.</i>
<i>To increase assisted housing choices, SHA will conduct outreach efforts and incentives to potential voucher landlords through hiring a Housing Navigator position, applying for flexibilities offered through the MTW program and continuing to expand the Housing Choice Voucher Homeownership program.</i>
<i>Continue to administer homeownership programs at Madison Park Place and Genesis Place.</i>
<i>To improve community quality of life and economic vitality SHA has implemented measures to promote income mixing in public housing to assuring access for lower income families into higher income developments such as Madison Park Place, Genesis Place and the Villas at Vinegar Hill.</i>
<i>Implement public housing security improvements to designated developments and buildings.</i>
<i>To promote self-sufficiency and asset development of families and individuals SHA will increase the number of employed persons in assisted housing units through the FSS Program.</i>
<i>Provide and attract supportive services to improve residents' employability and to increase independence for the elderly or families with disabilities.</i>
<i>To ensure equal opportunity in housing for all Americans, SHA will undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, national origin, sex, marital status, familial status, sexual orientation, gender identity, and disability.</i>

<i>SHA will undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, marital status, familial status, sexual orientation, gender identity, or disability.</i>
<i>The SHA will undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.</i>
<i>To encourage and support the youth of today to become the leaders of tomorrow.</i>
<i>To be the best landlord in the Springfield community and provide the most quality housing stock.</i>
<i>To equip residents with skills to become self-sufficient.</i>
<i>To achieve and maintain and/or exceed a 97% occupancy rate amongst all programs.</i>
<i>To improve the overall public image of the SHA, including but not limited to utilizing formalized marketing, branding and social media platforms.</i>
<i>To establish an income stream apart from that generated by rental income.</i>
<i>Develop additional affordable housing for those in need utilizing mainstream programs such as RAD, Faircloth to RAD, Project-Based Vouchers, Mixed Finance, etc.</i>
<i>Continue implementing HUD required Asset Management and project-based accounting.</i>
<i>Review public housing designation options for hi-rises and develop designation plan accordingly.</i>
<i>To meet and exceed expectations under PHAS III and SEMAP.</i>
<i>To implement a neighborhood revitalization plan by acquiring properties in low income neighborhoods and either rehabilitating or developing new units to increase the availability of rental and homeownership units.</i>
<i>Decrease foreclosures in the community through expansion of the Housing Counseling program to include foreclosure prevention activities.</i>
<i>Implement MTW activities to best meet the affordable housing needs of the Springfield Community through the MTW Supplement to the PHA Plan.</i>

ATTACHMENT M

Springfield Housing Authority 5-Year Plan 2024-2028

B.4 Violence Against Women Act (VAWA)

SPRINGFIELD HOUSING AUTHORITY

SHA IL004

B.4

Violence Against Women Act (VAWA)

Public Housing

In accordance with the Violence Against Women Reauthorization Act of 2013 and HUD Final Rule issued November 16, 2016, the Springfield Housing Authority revised its Admissions and Continued Occupancy Plan effective June 1, 2017 to comply with the terms outlined in both and any other subsequent PIH Notices.

Further, the SHA provided the “Notice of Occupancy Rights” to all existing adult members of public housing in a mass notice sent via U.S. Postal Service to meet the December 2017 deadline.

The SHA’s notices to applicants and residents specifically provide referrals to the following:

- The National Domestic Violence Hotline;
- Sojourn Shelter & Service, Inc., the local domestic violence service provider;
- National Center for Victims of Crime’s Stalking Resource Center;
- The Prairie Center Against Sexual Assault; and
- The Victim Connect Helpline.

Following is an excerpt from the ACOP relative to VAWA implementation.

Housing Choice Voucher

In accordance with the Violence Against Women Reauthorization Act of 2013 and HUD Final Rule issued November 16, 2016, the Springfield Housing Authority revised its Administrative Plan effective June 1, 2017 to comply with the terms outlined in both and any other subsequent PIH Notices.

Further, the SHA provided the “Notice of Occupancy Rights” to all existing adult members of public housing in a mass notice sent via U.S. Postal Service to meet the December 2017 deadline.

The SHA’s notices to applicants and program participants specifically provide referrals to the following:

- The National Domestic Violence Hotline;
- Sojourn Shelter & Service, Inc., the local domestic violence service provider;
- National Center for Victims of Crime’s Stalking Resource Center;
- The Prairie Center Against Sexual Assault; and
- The Victim Connect Helpline.

Following is an excerpt from the Administrative Plan relative to VAWA implementation.

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005, PUBLIC LAW 109-162, AND THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED: SPRINGFIELD HOUSING AUTHORITY PLAN OF ACTION

Violence Against Women and Justice Department Reauthorization Act of 2013

VAWA 2005, signed into law on January 5, 2006, amended on March 7, 2013, and final rule issued November 16, 2016, provides protection for victims of abuse in the Public Housing Program and is incorporated into the Lease Addendum:

- An incident or incidents of actual or threatened domestic violence, dating violence, stalking, or sexual assault will not be construed as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse. (Section 8(o)(7)(C) of the U.S. Housing Act of 1937.)
- Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that abuse. (Section 8(o)(7)(D)(i) of the U.S. Housing Act of 1937.)
- Notwithstanding the VAWA restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, a PHA may terminate assistance to or an owner or manager may “bifurcate” a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be affected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program. (Section 8(o)(7)(D)(ii) of the U.S. Housing Act of 1937.)
- Nothing in Section 8(o)(7)(D)(i) may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up. (Section 8(o)(7)(D)(iii) of the U.S. Housing Act of 1937.)

- Nothing in Section 8(o)(7)(D)(i) limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. (Section 8(o)(7)(D)(iv) of the U.S. Housing Act of 1937.)
- Nothing in Section 8(o)(7)(D)(i) may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance. (Section 8(o)(7)(D)(v) of the U.S. Housing Act of 1937.)
- Nothing in Section 8(o)(7)(D)(i) shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than Section 8(o)(7)(D)(i) for victims of domestic violence, dating violence, or stalking. (Section 8(o)(7)(D)(vi) of the U.S. Housing Act of 1937.)

ATTACHMENT N

Springfield Housing Authority 5-Year Plan 2024-2028

C.1 Significant Amendment or Modification

SPRINGFIELD HOUSING AUTHORITY

SHA IL004

Section B.5

Significant Amendment and Substantial Deviation/Modification to the PHA Annual Plan

The Springfield Housing Authority defines the significant amendment and substantial deviation/modification to the PHA Annual Plan as follows:

- Changes to rent or admissions policies or organization of the waiting list;
- Changes to the Public Housing Admissions and Continued Occupancy Policy;
- Changes to the Section 8 Housing Choice Voucher Program Administrative Plan;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital fund; and,
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

The following items are excluded as a substantial deviation/modification of the PHA Plan:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Requirements for Significant Amendments to the PHA Plan

Any significant amendment or substantial deviation/modification to the PHA Plan is subject to the same requirements as the original PHA Plan (including timeframes). Following are the requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15);

- The PHA must provide a review of the amendments/modifications by the public during a forty-five (45) day public review period (as defined in 24 CFR 903.17);
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public; and,
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined in 24 CFR 903.23).

**Springfield Housing Authority
5-Year Plan
2024-2028**

ATTACHMENT O
2024 Annual Statement
And
2024-2028 Five Year Plan

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. 2577-0157
Expires 11/30/2023

"Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Springfield Housing Authority IL004	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2024
--	--	--

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending: ☐ Revised Annual Statement (revision no:
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	100,000.00			
3	1408 Management Improvements	50,000.00			
4	1410 Administration (may not exceed 10% of line 15)	125,000.00			
5	1480 General Capital Activity	2,095,000.00			
6	1492 Moving to Work Demonstration	200,000.00			
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFF				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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 CFF Grants for operations.

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. 2577-0157
 Expires 11/30/2023

Part I: Summary									
PHA Name: Springfield Housing Authority IL004		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2024					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:									
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹				
15	Amount of Annual Grant: (sum of lines 2 - 14)	Original			Expended				
16	Amount of line 15 Related to LBP Activities	2,570,000.00							
17	Amount of line 15 Related to Sect. 504, ADA, and Fair Housing Act Activities.								
18	Amount of line 15 Related to Security - Soft Costs								
19	Amount of line 15 Related to Security - Hard Costs								
20	Amount of line 15 Related to Energy Conservation Measures								
Signature of Executive Director *		Signature of Public Housing Director			Date				

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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.

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. 2577-0157
Expires 11/30/2023

Part II: Supporting Pages			Grant Type and Number		Federal FFY of Grant:		Status of Work	
PHA Name: Springfield Housing Authority IL004			Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:		2024			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Fees & Costs	1430		104,000.00				
	Development/Neighborhood Revitalization	1499		50,000.00				
AMP 1	Landscape/Trees/Fencing	1450	20	40,000.00				
	Sidewalk/Stoop Replacement Scattered Sites	1460	20	100,000.00				
	Kitchens/Bathrooms/Flooring	1460	5	55,000.00				
	Asbestos Abatement	1460		50,000.00				
	Exterior Stairwell Replacement/Rehab Scattered Sites	1460	10	75,000.00				
	HVAC (E)	1460	6	45,000.00				
	Vacant Unit Painting	1460	10	45,000.00				
	Appliances (E)	1465	25	18,000.00				
	Parking Lots/Paving	1450		75,000.00				
	Storage Shed Replacement/Rehab	1470		25,000.00				
AMP 2	Landscape/Trees/Fencing	1450		40,000.00				
	Siding/Windows/Doors	1460	10	180,000.00				
	Kitchens/Bathrooms/Flooring	1460	25	121,000.00				
	Asbestos Abatement	1460	5	25,000.00				
	Parking Lots/Paving	1450		100,000.00				
	Vacant Unit Painting	1460	10	45,000.00				
	Exterior Stairwell Replacement/Rehab Scattered Sites	1460	10	75,000.00				

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. 2577-0157
Expires 11/30/2023

Part II: Supporting Pages			Federal FFY of Grant:				
PHA Name: Springfield Housing Authority IL004			2024				
Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:							
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 2	Appliances (E)	1465	15	20,000.00			
	Security Door Replacement	1460	10	15,000.00			
AMP 3	Asbestos Abatement	1460	16	45,000.00			
	Vacant Unit Painting	1460	10	30,000.00			
	Upgrade Boiler Systems (E)	1460		60,000.00			
	Life Safety	1460		5,000.00			
	Appliances (E)	1465	7	10,000.00			
	Landscape/Fencing	1450		40,000.00			
	Security Cameras	1450		15,000.00			
	Elevator Replacement	1475		100,000.00			
	Hildebrandt Structural Improvements	1460		200,000.00			
	Parking Lots/Paving/Lighting	1450		35,000.00			
	Exterior Door Replacement	1460		40,000.00			
AMP 4	Kitchens/Bathrooms/Floors	1460	5	50,000.00			
	Siding/Windows/Doors	1460	5	90,000.00			
	Shed Replacement	1470		27,000.00			
AMP 6	Kitchens/Bathrooms/Floors	1460	3	30,000.00			
	HVAC Replacement (E)	1460	3	15,000.00			

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.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

Springfield Housing Authority (IL004)

form HUD-50075.1 (07/2014)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 3/31/2020

Part I: Summary							
PHA Name/Number IL004		Locality (City/County & State) Springfield, Illinois			Original 5-Year Plan		Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028	
B.	Physical Improvements Subtotal	Annual Statement	1,794,000.00	1,734,000.00	1,700,000.00	1,600,000.00	
C.	Management Improvements		50,000.00	50,000.00	50,000.00	50,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		125,000.00	125,000.00	125,000.00	125,000.00	
F.	Other: Fees & Costs/Audit		104,000.00	104,000.00	104,000.00	104,000.00	
G.	Operations		100,000.00	100,000.00	100,000.00	100,000.00	
H.	Demolition						
9.	Development		50,000.00	50,000.00	50,000.00	50,000.00	
10.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		2,223,000.00	2,163,000.00	2,129,000.00	2,029,000.00	

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2020

[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2020

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY: 2024	Work Statement for Year: 2 FFY 2025			Work Statement for Year: 3 FFY2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	Landscape/Trees/Fencing – AMP 1		40,000.00	Landscape/Trees/Fencing – AMP 1	20	20,000.00
	Kitchens/Bathrooms/Floors – AMP 1	8	90,000.00	Kitchens/Bathrooms/Floors – AMP 1	8	90,000.00
	HVAC – AMP 1	6	45,000.00	HVAC – AMP 1	6	45,000.00
	Siding/Windows/Doors-AMP 1	3	50,000.00	Siding/Windows/Doors-AMP 1	3	50,000.00
	Vacant Unit Painting – AMP 1	10	45,000.00	Vacant Unit Painting – AMP 1	25	45,000.00
	Appliances – AMP 1	25	18,000.00	Appliances – AMP 1	25	18,000.00
	Sanitary/Sewer Syst./Domestic Water Line Upgrades-AMP 1	1	120,000.00	Sanitary/Sewer Syst./Domestic Water Line Upgrades-AMP 3	1	120,000.00
	Siding/Windows/Doors – AMP JP	10	180,000.00	Siding/Windows/Doors – AMP 2	5	90,000.00
	Kitchens/Bathrooms/Floors – AMP 2	25	121,000.00	Kitchens/Bathrooms/Floors – AMP 2	25	121,000.00
	Asbestos Remediation – AMP 2	5	25,000.00	Asbestos Remediation – AMP 2	5	25,000.00
	Vacant Unit Painting – AMP 2	25	45,000.00	Vacant Unit Painting – AMP 2	25	45,000.00
	Parking Lots/Paving-AMP 2	2	35,000.00	Parking Lots/Paving-AMP 2	2	35,000.00
	Appliances-AMP 2	15	10,000.00	Appliances-AMP 2	15	10,000.00
	Dumpster Surround Replacement-AMP 2	3	60,000.00	Kitchens/Bathrooms/Floors-AMP 3	16	100,000.00
	Replace Common Area Windows/Sliding Doors – AMP 3		50,000.00	Asbestos Remediation-AMP 3	16	45,000.00
	Asbestos Remediation-AMP 3	16	45,000.00	Vacant Unit Painting-AMP 3	10	20,000.00
	Vacant Unit Painting-AMP 3	10	20,000.00	Appliances-AMP 3	7	5,000.00
	Appliances – AMP 3	7	5,000.00	PTAC Replacement-AMP 3	20	90,000.00
	PTAC Replacement-AMP 3	20	40,000.00	Elevator Replacement-AMP 3	3	100,000.00
	Elevator Replacement-AMP 3	1	100,000.00	Common Areas Painting-AMP 3	1	60,000.00
Lighting Hallway and Common Areas-AMP 3	10	40,000.00	Common Area Painting-AMP 9	2	150,000.00	
Roof Replacement – AMP 3	2	50,000.00	Replace Common Area Flooring-AMP 9	1	50,000.00	
Fire Door Upgrades – AMP 3		150,000.00	Sanitary/Sewer/Dom. Water Pump Upgrades-AMP 2	1	50,000.00	
PHA Wide-Security Camera Upgrade		100,000.00	Exterior Common Upgrades – AMP 9		50,000.00	
Landscaping-AMP 9		10,000.00	PHA Wide – Smoke Alarms / Carbon Monoxide Alarms		100,000.00	
Ventilation Upgrades-AMP 9		100,000.00	MTW Activities		200,000.00	
MTW Activities		200,000.00				
Subtotal of Estimated Cost		\$1,494,000.00	Subtotal of Estimated Cost		\$1,384,000.00	

Page 3 of 6

form HUD-50075.2 (4/2008)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2020

Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year: 4			Work Statement for Year: 5		
FFY 2027			FFY 2028		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Landscape/Trees/Fencing – AMP 1	20	20,000.00	Paving/Parking Lot Upgrades – AMP 1		20,000.00
Kitchens/Bathrooms/Floors – AMP 1	8	90,000.00	Kitchens/Bathrooms/Floors – AMP 1	8	90,000.00
HVAC – AMP 1	6	45,000.00	HVAC – AMP 1	6	45,000.00
Siding/Windows/Doors-AMP 1	3	50,000.00	Siding/Windows/Doors-AMP 1	3	50,000.00
Vacant Unit Painting – AMP 1	25	45,000.00	Vacant Unit Painting – AMP 1	25	45,000.00
Appliances – AMP 1	25	18,000.00	Appliances – AMP 1	25	18,000.00
Sanitary/Sewer Syst./External Water Line Upgrades-AMP 3	1	120,000.00	Mailbox Replacement – AMP 1		25,000.00
Siding/Windows/Doors – AMP 2	5	90,000.00	Siding/Windows/Doors – AMP 2	5	90,000.00
Kitchens/Bathrooms/Floors – AMP 2	25	121,000.00	Kitchens/Bathrooms/Floors – AMP 2	25	121,000.00
Asbestos Remediation – AMP 2	5	25,000.00	Asbestos Remediation – AMP 2	5	25,000.00
Vacant Unit Painting – AMP 2	25	45,000.00	Vacant Unit Painting – AMP 2	25	45,000.00
Parking Lots/Paving – AMP 2	2	35,000.00	Parking Lots/Paving – AMP 2	2	35,000.00
Appliances – AMP 2	15	10,000.00	Appliances – AMP 2	15	10,000.00
Tuckpointing – AMP 3		100,000.00	Mailbox Replacement – AMP 2		25,000.00
Vacant Unit Painting – AMP 3	10	20,000.00	Kitchens/Bathrooms/Floors – AMP 3	16	100,000.00
Appliances – AMP 3	7	5,000.00	Asbestos Remediation – AMP 3	16	45,000.00
PTAC Replacement – AMP 3	20	90,000.00	Vacant Unit Painting – AMP 3	10	20,000.00
Common Areas Painting –AMP 3	1	60,000.00	Appliances – AMP 3	7	5,000.00
Handrail Replacement – AMP 3		50,000.00	Mailbox Replacement – AMP 3		25,000.00
Kitchens/Bathrooms/Floors – AMP 4		121,000.00	Window Upgrades – AMP 3		200,000.00
Siding/Windows/Doors – AMP 4		90,000.00	Siding/Windows/Doors – AMP 7		90,000.00
PTAC Drainage Replacement – AMP 9	2	150,000.00	Kitchens/Bathrooms/Floors – AMP 7		121,000.00
Domestic Water Lines/Water Softener – AMP 9	1	100,000.00	PTAC Replacement – AMP 9		150,000.00
MTW Activities		200,000.00	MTW Activities		200,000.00
Subtotal of Estimated Cost	\$ 1,384,000.00		Subtotal of Estimated Cost	\$1,384,000.00	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2020**

Part III: Supporting Pages – Management Needs Work Statement(s)					
Work Statement for Year 1 FFY _____	Work Statement for Year FFY _____		Work Statement for Year FFY _____		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost	\$

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Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$