

Greenwood Manor Apartments

Homes for the elderly or Handicapped and Low-Income Housing

1. Describe the type of housing you provide.

A. City's Historical Background

Decatur is the largest city and the county seat of Macon County in the U.S. state of Illinois. The city, known as "The Soybean Capital of the World", was founded in 1823 and is located in Central Illinois along the Sangamon River and Lake Decatur. In 2000 its population was 81,860.

With its central Illinois location it forms the center of the Decatur, Illinois Metropolitan Statistical Area (population 125,000), which includes surrounding towns of Argenta, Bement, Bethany, Boody, Blue Mound, Cerro Gordo, Clinton, Dalton City, Elwin, Findlay, Forsyth, Harristown, Illiopolis, Kirksville, La Place, Macon, Maroa, Monticello, Moweaqua, Mount Auburn, Mount Zion, Niantic, Oakley, Oreana, Stonington, Sullivan, and Warrensburg.

The city is named after War of 1812 naval hero Stephen Decatur, Jr.

Decatur has many tree-lined streets, older restored homes, historic residential districts, and restored downtown commercial areas. In the transition from a manufacturing to a service economy, Decatur has experienced some population shifting outward in the area as de-centralization has led much of the area's new homebuilding activity to the surrounding areas.

The city's symbol is the Transfer House, an early-twentieth-century Victorian structure located originally in the center of town where the city's mass transit lines met. The Transfer House was moved in 1963 to save it from destruction as roads were being built for the increasing automobile traffic.

Decatur was awarded the All-America City Award in 1960.

The city's motto is "Decatur, We Like it Here". The old motto was "The Pride of the Prairie". "The Soybean Capital of the World" is the un-official motto.

A. Neighborhood Characteristics of Greenwood Manor

Greenwood Manor is located on the near south side of downtown Decatur, in Macon County, Illinois. The market area consists of Decatur and the immediate surrounding portions of Macon County.

The immediate environs of the Greenwood Manor Apartments is that of an established, dynamic residential area close by and convenient to shopping, community facilities, and employment centers. Adjoining the apartments to the north is Washington Street,

a two lane street. One the north side of Washington is an older shoes, and the rear and sides of warehousing and commercial uses. Further north are various office and retail establishments, and then downtown Decatur about two blocks to the north. To the rear and west is Church Street. To the northwest is the YMCA while to the southwest is First Evangelical Lutheran Church. To the south is Greenwood Park, a city park.

Immediately in front of Greenwood Manor is South Main Street, a major three lane one way south minor arterial route serving Decatur. Across Main Street is a vacant lot and parking lot, and office building. To the northeast is a bank and The Chamber of Commerce Offices. The county courthouse is about three blocks to the northeast with downtown just beyond.

Access to Greenwood Manor is by way of South Main Street, a three lane one way south arterial route. South Main is two blocks to the north and has a signalized intersection with West Main, a four lane east west route through Decatur. South Main, in conjunction with one way north Franklin/Water streets, constitutes U.S. Business 51 which provides access Vandalia, while to the north it connects with I-72, and then on north to connect with Bloomington. By way of I-72, Springfield is readily accessible about 32 miles to the west and Champaign/Urbana about 45 miles to the northeast.

B. Property Characteristics of Greenwood Manor

The Greenwood Manor Apartments consist of 108 units, of which all are Section 8 units under the HUD Section 8 program. There are two, four and a half story masonry buildings with brick exteriors connected in the center to the one and a half story office/management building. Both wings are elevator served with each building having a single elevator. The two wings are similar in design. The 108 units are made up of 20 (1Br's) of 606 square feet; 60 (2Br's) of 752 square feet; and 28 (3Br's) of 835 square feet.

Construction occurred in the earlier 1960's and consists of masonry with poured concrete foundations. The exteriors are brick. The roofs are flat, with a rubberized membrane. Partition walls between units are drywall. Construction detailing includes vinyl flooring throughout, double pane aluminum frame windows, metal tubs with tile surrounds (some have fiberglass inserts), and metal kitchen cabinets.

There are two passenger elevators, one each for the two wings. There are two passenger elevators, one each for the two wings. There are three paved off-street parking lots with a total of 107 parking spaces. Parking along the streets around the buildings is allowed as well. Each unit includes a full sized frost free refrigerator, a gas oven/range, and blinds. Security is extensive with a front door security intercom system, seven day a week security guards, and video cameras on each floor in the hallways and on the exterior.

C. Tenant Characteristics of Greenwood Manor

Greenwood Manor serves the lowest of the low income residents of Decatur, Illinois. The property has been a property housing low-income residents for many years, and there are few in the area unaware of the low income nature of the complex. Greenwood management maintains a waiting list to stimulate occupancy and periodically sends a letter to families on the waiting list inquiring about continued interest. There is no minimum income required for residency at Greenwood Manor, but other factors might make applicants ineligible, including a history of drug use or violence.

Each family is required to pay 30% of their adjusted income for rent and a utility factor for their apartment. Depending on income, the family might not be required to pay any money toward rent and, in addition, the family might be eligible to receive a stipend to help pay for utilities. Legally, all residents are required to pay at least \$25 monthly toward rent and utilities, with the utilities being paid first.

As of December 26, 2007, the tenants ability to pay rent was as follows:

	<i>% of tenants</i>
<i>Zero rent.....</i>	<i>61.11%</i>
<i>\$1-\$49 p/m.....</i>	<i>2.78%</i>
<i>\$50-\$99 p/m.....</i>	<i>5.56%</i>
<i>\$100-199 p/m.....</i>	<i>15.74%</i>
<i>Over \$200 p/m.....</i>	<i>7.41%</i>
<i>Vacants.....</i>	<i>7.41%</i>
 <i>Totals</i>	 <u><i>100.00%</i></u>

2. Explain how the public is made aware of your facility.

Please see Tenant Characteristics of Greenwood Manor– paragraph 1.

Signage is also responsible for educating the public. Additionally, the Decatur Housing Authority works closely with Greenwood Manor in accepting and referring potential tenants.

3a Provide a description of each facility.

Please see Property Characteristics of Greenwood Manor on Page 2. There is only one facility.

3b What is the total number of residents each facility can accommodate?

Greenwood Manor can accommodate in the bedroom configurations:

- . One bedrooms – up to two residents for each of the twenty units = 20 to 40
- . Two bedrooms – up to four residents for each of the sixty units = 120 to 240
- . Three br's – up to six residents for each of the twenty-eight units = 84 to 168

Total residents that could be accommodated= 224 to 448

4c What is the current number of residents at each facility?

Greenwood Manor currently has 234 residents as of 12/26/2007.

4d Describe each facility in terms of whether residents rent or purchase housing from you.

Please see Property Characteristics of Greenwood Manor on Page 2. There is only one facility.

No purchase of housing is available.

5 Attach a sample copy of your residency or homeownership contract or agreement.

Only lease agreement are available.