

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

PHA Plans

Housing Authority of the County of DeKalb – IL089

5 Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the County of DeKalb
PHA Number: IL-089

PHA Fiscal Year Beginning: (mm/yyyy) 04/01/2005

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 280
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 539

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

MISSION STATEMENT

The mission of the Housing Authority of the County of DeKalb is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives, by operating in an efficient, ethical, and professional manner, and by creating and maintaining partnerships with its clients and appropriate community agencies in order to accomplish this mission.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

FIVE YEAR GOALS

The Goals and objectives adopted by the DeKalb County Housing Authority are:

Goal One: Continue to manage the Housing Authority of the County of DeKalb's existing Public Housing Program and Housing Choice Voucher Programs in an efficient and effective manner to meet the housing needs of low income families.

Objectives:

1. HUD shall continue to recognize the Housing Authority of the County of DeKalb as a high performer.
2. The Housing Authority of the County of DeKalb shall continue to make our public housing units marketable to the community as evidenced by a 3% or less annual average vacancy rate. To enhance marketability, the Housing Authority of the County of DeKalb will continue to rehab our public housing facilities, and improve the operations of our public housing facilities, so they are more competitive with other local apartment complexes, using HUD Capital Funds, and/or Housing Authority of the County of DeKalb's Low Rent reserves to the extent deemed necessary by the Board of Commissioners.
3. The Housing Authority of the County of DeKalb will continue to be a customer oriented organization and shall achieve a level of

customer satisfaction that gives the agency a score of 7 (or greater) out of 10 on the annual RASS Survey portion of the REAC Public Housing Assessment System.

4. Develop and implement a “site based” accounting system for all Public Housing Management functions, to become operational on April 1, 2006.

Goal Two: Increase the availability of decent, safe and affordable housing for eligible populations by 200 units by December 2009.

Objectives:

1. Continue to minimize the number of public housing units off-line, whether as the result of turnover or unit rehabilitation, through effective maintenance and management policies.
2. Expand the range and quality of housing choices available to participants in the Housing Authority of the County of DeKalb’s tenant-based assistance program, by continuing to attract new privately managed units to the program.
3. Obtain additional Housing Choice Vouchers when made available through HUD.
4. Leverage affordable housing resources in the jurisdiction through the creation of mixed-finance housing.
5. Acquire existing units, or cause to be built, additional units of low-income housing.

Goal Three: Increase self-sufficiency and asset development of assisted households.

Objectives:

1. Increase the number and percentage of employed persons in assisted families by attracting supportive services to help improve the employability of all residents.
2. Develop resident initiatives through development of educational programs, life skills training, personal budget management, and parenting skills.
3. Assist Housing Authority of the County of DeKalb Program participant families with childcare through the construction of a joint use childcare center facility and/or childcare subsidy funding.

Goal Four: Continue to increase resident participation in training, resident associations, and Housing Authority sponsored educational programs, while encouraging residents to take a stake in their community.

Objectives:

1. Hold regularly scheduled resident informational forums.
2. Continue to enlist the cooperation of the local service providers and the local educational institutions to provide resident educational programs.
3. Encourage growth and development of resident associations for increased participation in the guidance of each complex.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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- 14. Other (List below, providing name for each item)
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	337		
Extremely low income <=30% AMI	271	80.4154	
Very low income (>30% but <=50% AMI)	61	18.1009	
Low income (>50% but <80%	5	1.4837	

Housing Needs of Families on the Waiting List

AMI)			
Families with children	262	77.7448	
Elderly families	7	2.0771	
Families with Disabilities	31	9.1988	
Race/ethnicity White	128	37.9822	
Race/ethnicity Black	203	60.2374	
Race/ethnicity Amer Ind/Alaskan	1	.2967	
Race/ethnicity Asian	5	1.4837	
Ethnic	10	.0296735	
Non Ethnic	327	.9703265	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	53	16%	
2 BR	210	62%	
3 BR	74	22%	
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)?
 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/subjurisdiction:

Housing Needs of Families on the Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	834		
Extremely low income <=30% AMI	694	83.2134	
Very low income (>30% but <=50% AMI)	137	16.4269	
Low income (>50% but <80% AMI)	2	.2398	
Not Low	1	.1199	
Families with children	686	82.2254	
Elderly families	38	4.5563	
Families with Disabilities	157	18.8249	
Race/ethnicity White	321	38.4892	
Race/ethnicity Black	501	60.0720	
Race/ethnicity Amer Ind/Alaskan	5	.5995	
Race/ethnicity Asian	7	.8393	
Ethnic	27	.0323741	
Non Ethnic	807	.9676259	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes Section 8 only

If yes:

How long has it been closed (# of months)? Closed on 8/1/2004

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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

In our Public Housing program we will continue to minimize the length of time that our units are off line due to turnaround maintenance. We continue to have a group of ready applicants already processed to move into the unit immediately upon the unit being turned over to management from maintenance. Our reason for choosing this strategy is as we decrease the turnaround days and increase a number of processed applicants, this minimizes the number of days that any one unit is unoccupied. With our unit vacancy rate running between one and two percent there is not much room to increase of utilization of units.

In our Housing Choice Voucher program our goal is to maintain a lease-up rate between 98% and 100% subject to Federal funding dollars. We have developed some statistical models that help us predict the turnover in the Housing Choice Voucher Program in advance thereby allowing us to be continually pulling persons off of our waiting list to be given a Housing Choice Voucher. We will also apply for additional Housing Choice Vouchers should they become available. In following these two strategies it will allow us to maximize our Voucher utilization rate thereby minimizing the time families are on our waiting list. Applying for more Vouchers will allow us to service a greater number of families, which will temporarily reduce the time families spend on our waiting list. This is all subject to Federal funding.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) Pursue outside services to provide increased support for senior residents

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) Join Local government outreach to growing Hispanic population.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints

- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$409,930	Public Housing Operations
a) Public Housing Capital Fund	\$481,129	Public Housing Modernization
b) HOPE VI Revitalization	\$0.00	
c) HOPE VI Demolition	\$0.00	
d) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,719,000	Section 8 – Housing Choice Voucher Tenant Based
e) Resident Opportunity and Self-Sufficiency Grants	\$0.00	
f) Community Development Block Grant	\$0.00	
g) HOME	\$0.00	
Other Federal Grants (list below)		
Shelter Plus Care – SRA	\$220,000	S+C Tenant Based Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2004 Capital Funds	\$138,000	Public Housing Modernization
3. Public Housing Dwelling Rental Income		
	\$643,585	Public Housing Operations
4. Other income (list below)		
Rooftop Antenna Leases	\$34,815	Public Housing Operations
Laundry Vending	\$19,609	Public Housing Operations
Section 8 Fraud Recovery	\$9,500	Section 8 Tenant Assistance

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
Total resources	\$5,675,568	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 10
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) Suitability

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) Applications may be downloaded from HA web site but must be returned to the administrative office in person

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types? Public Housing

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Families that include a person with disabilities
 - Single persons who are elderly, displaced, homeless or a person with disabilities

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Families that include a person with disabilities
- 1 Single persons who are elderly, displaced, homeless or a person with disabilities

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Web Site and CD Rom Presentation

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at

			§903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
If requested, family's current address, name of current Landlord

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

Application may be downloaded from the HA web site but must be returned to the administrative office in person

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Families that include a person with disabilities

Single persons who are elderly, displaced, homeless or a person with disabilities

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Families that include a person with disabilities
- 1 Single persons who are elderly, displaced, homeless or a person with disabilities

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income

targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Through program specific service providers

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
10% - 15% below market rate

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) Family composition change

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Same as Ceiling Rent

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8**

assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)
Budget constraints

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
As often as necessary

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Funding availability

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25

\$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:

Development (project) number:

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below: Purchase of 1.56 abandoned railroad property adjacent to IL089-04 property.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity:

b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004)

The Housing Authority of the County of DeKalb continues to meet and/or exceed all standards related to our five-year goals, by maintaining the designation of high performer under PHAS, and maintaining the designation of high performer under Section 8 SEMAP. The Housing Authority has continued to maintain a 3% or less annual average vacancy rate in its Public Housing and other low-income housing units. Our resident services coordinator has continued to expand upon the partnership with Northern Illinois University to bring various resident services programs to residents utilizing the expertise of the staff and graduate level students at the University. These programs include, but are not limited to, geriatric physical and mental development, life skills training, family mentoring, child development and skills training. As we continue to make improvements in the “quality of life” for our residents, we strive to maintain the satisfaction of our residents. This is represented by us meeting or exceeding our goal of a RASS score of 7 or high. The resident services coordinator has also been instrumental in the formation of a Resident Council at Golden Years Plaza, our 150-unit property, and in the formation of a Resident Council at Civic Apartments, our 74 unit property. The Housing Authority is continuing to aggressively modernize and improve the market appeal of our units in order to become the “housing of choice” for low-income residents within the local communities. In order to build on our aggressive modernization program we have entered into a contract with Mediacall, a marketing firm, to assist us in improving our marketability and image with our existing residents, Community Leaders, Local Governments, and other stakeholders. As we have continued to strive to improve the availability of housing stock for low-income residents of DeKalb County, the Housing Authority Board of Commissioners, in conjunction with our affiliated not-for-profit organization DeKalb County Residential Development Corporation, has brought together grants and loans from five different City, State, and Federal agencies to fund the construction of, and the rental subsidy for, a 26 unit facility for disabled homeless persons. This facility, Dresser Court Apartments, opened May 1, 2004 and as of August 1, 2004 was fully occupied, with a 7 person waiting list. The Housing Authority Board of Commissioners has directed the Staff of the Housing Authority to develop solicitation proposals for the “turn key” construction of 7 units of

family housing on property owned by the Housing Authority in Shabbona, Illinois, adjacent to 12 units of existing housing own and operated by the Housing Authority. The Housing Authority of the County of DeKalb will continue to strive to provide the “housing of choice” for low-income families for the next five years and well beyond into the future.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

The Housing Authority of the County of DeKalb hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

b. Significant Amendment or Modification to the Annual Plan

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners .

C. Other Information

[24 CFR Part 903.13, 903.15]

See Attachment (A) for a list of Resident Advisory Board Members – (Page 52)

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Donna Caul
Civic Apartments
350 Grant Street, Apartment #404
Sycamore, IL 60178

Method of Selection:

- Appointment
**The term of appointment is (include the date term expires): 5 Year term
Current Resident Commissioner's term expires 11/01/2007**

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: City of DeKalb – Illinois

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

Low utilization rate for vouchers due to lack of suitable rental units

Access to neighborhoods outside of high poverty areas

Other (describe below:)

Replacement of diminishing rural development subsidy and the construction of additional units

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Hinckley, IL – 12 units, Shabbona, IL – 7 units

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of DeKalb		Grant Type and Number Capital Fund Program Grant No: : IL06P08950105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$6,000			
3	1408 Management Improvements	\$55,000			
4	1410 Administration	\$43,000			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$1,500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$118,000			
10	1460 Dwelling Structures	\$326,595			
11	1465.1 Dwelling Equipment—Nonexpendable	\$12,842			
12	1470 Nondwelling Structures	\$3,000			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$565,937			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of DeKalb		Grant Type and Number Capital Fund Program Grant No: IL06P08950104 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	\$6,000	\$6,000	\$6,000.00	\$1,200.00
3	1408 Management Improvements	\$55,000	\$55,000	\$55,000.00	\$11,000.00
4	1410 Administration	\$43,000	\$43,000	\$43,000.00	\$8,600.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$1,500	\$1,500	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	\$22,000	\$22,000	\$2,500.00	\$2,500.00
10	1460 Dwelling Structures	\$36,236	\$363,236	\$282,348.92	\$65,764.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,440	\$10,440	\$6,607.00	\$6,607.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$501,176	\$501,176	\$501,176	\$501,176
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	\$2,000	\$2,000	0	0
26	Amount of line 21 Related to Energy Conservation Measures	\$112,953	\$112,953	\$62,033.00	\$4,608.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb			Grant Type and Number Capital Fund Program Grant No: :IL06P08950105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA –Wide Activities	Operations	1406 00	1	\$6,000				
HA –Wide Activities	Management Improvements	1408 00	1	\$55,000				
HA –Wide Activities	Administration	1410 00	1	\$43,000				
HA –Wide Activities	Fees & Costs	1430 00	1	\$1,500				
IL089-01	Replace Kitchen Cabinets/Vanities	1460 00	30 units	\$57,000				
IL089-01	Air Condition Hallways	1460 00	15 Floor	\$40,000				
IL089-01	Vinyl Floors Bathrooms/Kitchens	1460 00	50 units	\$23,596				
IL089-01	Refrigerators	1465 10	9 units	\$2,880				
IL089-01	Lighted Medicine Cabinets	1460 00	50 units	\$11,133				
IL089-01	Carpeting	1460 00	Varies	\$6,000				
IL089-01	Replacement Window A/C Units	1465 10	10 units	\$5,000				
IL089-01	Replace Lighted Flag Pole	1450 00	1	\$3,000				
IL089-01	Replace Coffee Room Floor	1460 00	1	\$2,400				
IL089-01	Replace Public Restroom Floors	1460 00	2	\$1,000				
IL089-01	Replace Maintenance Garage Roof	1470 00	1	\$3,000				
IL089-01	Landscaping	1450 00	1	\$3,000				
IL089-02	Refrigerator	1465 10	1	\$320.00				
IL089-02	Landscaping	1450 00	1	\$2,000				
IL089-02	Replace Interior Door Slabs	1460 00	14 units	\$15,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the County of DeKalb			Grant Type and Number Capital Fund Program Grant No: :IL06P08950105 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL089-03	Vinyl Floors Kitchen/Bathroom	1460 00	18 units	\$12,265				
IL089-03	Replace Window A/C Units	1465 10	5 units	\$2,500				
IL089-03	Landscaping	1450 00	1	\$5,000				
IL089-03	Replace Public Restroom Floors	1460 00	2	\$1,000				
IL089-03	Replace Comm. Room Heat-A/C	1460 00	2	\$12,000				
IL089-03	Refrigerators	1465 10	3 each	\$960				
IL089-03	Carpeting Apartments	1460 00	Varies	\$3,000				
IL089-03	Re-glaze 1 st Floor Window Glass	1460 00	1	\$18,000				
IL089-03	New Entry Drive/ Parking Lot	1450 00	1	\$80,000				
IL089-03	Building Entry Canopy	1460 00	1	\$6,000				
IL089-04	Replace Interior Door Slabs	1460 00	26 units	\$21,000				
IL089-04	Carpeting Apartments	1460 00	Varies	\$2,800				
IL089-04	Refrigerators	1465 10	2 each	\$640				
IL089-04	Handicap Cut Patio Access	1450 00	26 units	\$12,000				
IL089-04	New Basketball Court/ Play Area	1450 00	1	\$8,000				
IL089-04	Landscaping	1450 00	1	\$3,000				
IL089-04	Install New Hose Bibs	1460 00	13 units	\$3,000				
IL089-04	Install New Mini-Blinds	1460 00	26 units	\$8,400				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb			Grant Type and Number Capital Fund Program Grant No: :IL06P08950104 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA –Wide Activities	Operations	1406 00	1	\$6,000	\$6,000	\$6,000	0		
HA –Wide Activities	Management Improvements	1408 00	1	\$55,000	\$55,000	\$55,000	0		
HA –Wide Activities	Administration	1410 00	1	\$43,000	\$43,000	\$43,000	0		
HA –Wide Activities	Fees & Costs	1430 00	1	\$1,500	\$1,500	\$1,500	0		
IL089-01	Replace Kitchen Cabinets/Vanities	1460 00	30 units	\$57,000	0	0	0	Not Started	
IL089-01	Vinyl Floors Kitchen/Bathroom	1460 00	50 units	\$20,000	\$23,596	\$23,596	0	Contracted	
IL089-01	Refrigerators	1465 10	9 each	\$2,880	\$2,439	\$2,439	\$2,439	Completed	
IL089-01	Lighted Medicine Cabinets	1460 00	50 units	\$5,000	\$11,133	\$11,133	0	Contracted	
IL089-01	Carpeting	1460 00	Varies	\$6,000	0	0	0	Not Started	
IL089-01	Property Sign Street Entrance	1450 00	1	\$8,000	0	0	0	Not Started	
IL089-01	Replace 1 st Floor Heat A/C Units	1460 00	2 each	\$6,000	0	0	0	Not Started	
IL089-01	Landscaping	1450 00	1	\$3,000	\$3,000	\$2,900	\$2,900	On Going	
IL089-02	Replace Window Units	1460 00	14 units	\$34,200	\$29,151	\$29,151	0	Contracted	
IL089-02	Additional Light – Living Room	1460 00	14 units	\$3,500	\$2,323	\$2,323	\$2,323	Completed	
IL089-02	Refrigerators	1465 10	1 each	\$320	\$271	\$271	\$271	Completed	
IL089-02	Landscaping	1450 00	1	\$5,000	0	0	0	Not Started	
IL089-02	Enclosed Message Board	1465 10	1	\$1,000	\$749	\$749	\$749	Completed	
IL089-02	Install Bicycle Racks	1465 10	1	\$1,000	\$405	\$405	\$405	Completed	
IL089-02	Replace Electric Baseboard Heating	1460 00	14 units	\$16,500	\$14,995	\$14,995	\$14,995	Completed	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of DeKalb			Grant Type and Number Capital Fund Program Grant No: :IL06P08950104 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL089-03	Replace Kitchen Cabinets/Vanities	1460 00	19 units	\$44,000	\$44,500	\$44,500	\$44,500	Completed	
IL089-03	Vinyl Floors Kitchen and Bath	1460 00	18 units	\$10,000	\$12,265	\$12,265		Contracted	
IL089-03	Install Lighted Medicine Cabinets	1460 00	74 units	\$7,500	\$16,200	\$16,200		Contracted	
IL089-03	Security Camera-Coff. Rm/Ft Walk	1465 10	2 each	\$2,000				Not Started	
IL089-03	Remodel Community Rm Kitchen	1460 00	1 each	\$8,000	\$8,500	\$8,500	\$8,500	Completed	
IL089-03	Screen in Patio Area	1460 00	1 each	\$8,000				Not Started	
IL089-03	Refrigerators	1465 10	3 each	\$960	\$813	\$813	\$813	Completed	
IL089-03	Carpeting Apartments	1460 00	Varies	\$3,000				Not Started	
IL089-04	Install Ceiling Light/Fan	1460 00	26 units	\$6,500				Not Started	
IL089-04	Carpeting Apartments	1460 00	Varies	\$2,800				Not Started	
IL089-04	Refrigerators	1465 10	2 each	\$640	\$542	\$542	\$542	Completed	
IL089-04	Replace Storm Doors	1460 00	10 units	\$5,000	\$8,387	\$8,387	\$8,387	Completed	
IL089-04	Enclosed Message Board	1450 00	1 each	\$1,000	\$749	\$749	\$749	Completed	
IL089-04	Landscaping	1450 00	1 each	\$3,000				Not Started	
IL089-05	Re-roof Buildings	1460 00	2 each	\$32,000	\$24,750	\$24,750	\$24,750	Completed	
IL089-05	Install Kitchen Cabinets	1460 00	8 units	\$28,183	\$28,700	\$28,700	\$28,700	Completed	
IL089-05	Refrigerators	1465 10	2 each	\$640	\$542	\$542	\$542	Completed	
IL089-05	Vinyl Kitchen Floors	1460 00	16 each	\$4,800				Not Started	
IL089-05	Replace Water Heaters	1460 00	16 each	\$8,000	\$7,964	\$7,964	\$7,964	Completed	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the County of DeKalb		Grant Type and Number Capital Fund Program No: IL06P08950104 Replacement Housing Factor No:					Federal FY of Grant: FY2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA – Wide Activities	10/31/06			10/31/08			
IL089-01	10/31/06			10/31/08			
IL089-02	10/31/06			10/31/08			
IL089-03	10/31/06			10/31/08			
IL089-04	10/31/06			10/31/08			
IL089-05	10/31/06			10/31/08			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the County of DeKalb		Grant Type and Number Capital Fund Program No: IL06P08950105 Replacement Housing Factor No:					Federal FY of Grant: FY2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA – Wide Activities	10/31/07			10/31/09			
IL089-01	10/31/07			10/31/09			
IL089-02	10/31/07			10/31/09			
IL089-03	10/31/07			10/31/09			
IL089-04	10/31/07			10/31/09			
IL089-05	10/31/07			10/31/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the County of DeKalb				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
HA Wide – 1406.00		\$6,000	\$6,000	\$6,000	\$6,000
HA Wide – 1408.00		\$55,000	\$55,000	\$55,000	\$55,000
HA Wide – 1410.00		\$55,000	\$55,000	\$55,000	\$55,000
HA Wide – 1430.00		\$1,500	\$1,500	\$1,500	\$1,500
IL089-01		\$108,609	\$248,880	\$274,880	\$132,880
IL089-02		\$86,320	\$3,820	\$15,320	\$2,320
IL089-03		\$18,013	\$200,460	\$120,460	\$81,960
IL089-04		\$117,440	\$27,940	\$36,440	\$6,440
IL089-05		\$42,640	\$4,640	\$31,640	\$4,640
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	IL089-01	Kitchen Cabinets	\$57,000	IL089-04	Additional Apt. Storage Units	\$60,000
Annual	IL089-01	Vinyl Floors Kit./Bath	\$24,000	IL089-04	Landscaping	\$3,000
Statement	IL089-01	Refrigerators	\$2,880	IL089-05	Refrigerators	\$640
	IL089-01	Light Medicine Cab.	\$12,000	IL089-05	Apt. Carpeting	\$2,000
	IL089-01	Apt. Carpeting	\$6,000	IL089-05	Landscaping	\$2,000
	IL089-01	Replace Window A/C	\$5,000	IL089-05	Ceiling Fan/Lights	\$8,000
	IL089-01	Landscaping	\$3,000	IL089-05	Replace Int. Door Slab	\$30,000
	IL089-02	Carpet Liv./Bed/Tile Kitchen	\$25,000			
	IL089-02	Refrigerator	\$320			
	IL089-02	Vinyl Siding Bldgs.	\$35,000			
	IL089-02	Landscaping	\$2,000			
	IL089-02	Security Camera System	\$24,000			
	IL089-03	Vinyl Floor Kit./Bath	\$10,000			
	IL089-03	Landscaping	\$2,000			
	IL089-03	Window A/C Units	\$2,500			
	IL089-03	Refrigerators	\$960			
	IL089-03	Apt. Carpeting	\$3,000			
	IL089-04	Int. Door Slabs	\$21,000			
	IL089-04	Security Camera System	\$30,000			
	IL089-04	Apt. Carpeting	\$2,800			
	IL089-04	Refrigerators	\$640			
	Total CFP Estimated Cost	\$ Contd.			\$ 374,740	

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL089-01	Int. Door Slabs	\$30,000	IL089-04	Tile Kitchen Floors	\$12,000
IL089-01	Refrigerators	\$2,800	IL089-04	Carpet Living Rooms	\$25,000
IL089-01	Apt. Carpeting	\$6,000	IL089-04	Landscaping	\$3,000
IL089-01	Walk-in Shower Units	\$32,000	IL089-04	Apt. Carpeting	\$2,800
IL089-01	Vinyl Window Units	\$116,000	IL089-04	Refrigerators	\$640
IL089-01	Window A/C Units	\$5,000	IL089-05	Refrigerators	\$640
IL089-01	Landscaping	\$3,000	IL089-05	Apt. Carpeting	\$2,000
IL089-02	Apt. Carpeting	\$1,500	IL089-05	Landscaping	\$2,000
IL089-02	Refrigerator	\$320			
IL089-02	Landscaping	\$2,000			
IL089-03	Int. Door Slabs	\$15,000			
IL089-03	Refrigerators	\$960			
IL089-03	Walk-in Shower Units	\$16,000			
IL089-03	Apt. Carpeting	\$3,000			
IL089-03	Vinyl Window Units	\$51,000			
IL089-03	Renovate Elevator	\$70,000			
IL089-03	Resident Relocation	\$40,000			
IL089-03	Landscaping	\$2,000			
IL089-03	Window A/C Units	\$2,500			
Total CFP Estimated Cost		\$ Contd.			\$ 375,740

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL089-01	Int. Door Slabs	\$30,000	IL089-03	Window A/C Units	\$2,500
IL089-01	Refrigerators	\$2,880	IL089-04	Apt. Carpeting	\$2,800
IL089-01	Apt. Carpeting	\$6,000	IL089-04	Refrigerators	\$640
IL089-01	Emergency Generator	\$35,000	IL089-04	Expand Com. Bldg.	\$30,000
IL089-01	Walk-in Shower Units	\$32,000	IL089-04	Landscaping	\$3,000
IL089-01	Vinyl Window Units	\$116,000	IL089-05	Security Camera System	\$27,000
IL089-01	Window A/C Units	\$5,000	IL089-05	Refrigerators	\$640
IL089-01	Landscaping	\$3,000	IL089-05	Landscaping	\$2,000
IL089-02	Apt. Carpeting	\$1,500	IL089-05	Carpeting Apts.	\$2,000
IL089-02	Refrigerators	\$320			
IL089-02	Landscaping	\$2,000			
IL089-02	Light/Fan Bedrooms	\$11,500			
IL089-03	Int. Door Slabs	\$15,000			
IL089-03	Emergency Generator	\$30,000			
IL089-03	Refrigerators	\$960			
IL089-03	Walk-in Shower Units	\$16,000			
IL089-03	Apt. Carpeting	\$3,000			
IL089-03	Vinyl Window Units	\$51,000			
IL089-03	Landscaping	\$2,000			
Total CFP Estimated Cost		\$ Contd.			\$ 433,740

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 5
FFY Grant: 2009
PHA FY: 2009

Activities for Year: 5
FFY Grant: 2009
PHA FY: 2009

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL089-01	Window A/C Units	\$5,000	IL089-04	Landscaping	\$3,000
IL089-01	Refrigerators	\$2,880	IL089-05	Refrigerators	\$640
IL089-01	Apt. Carpeting	\$6,000	IL089-05	Landscaping	\$2,000
IL089-01	Landscaping	\$3,000	IL089-05	Carpeting Apts.	\$2,000
IL089-01	Replace 24" Oven/Stove	\$45,000			
IL089-01	Vinyl Window Units	\$116,000			
IL089-02	Apt. Carpeting	\$1,500			
IL089-02	Refrigerators	\$320			
IL089-02	Landscaping	\$2,000			
IL089-03	Landscaping	\$2,000			
IL089-03	Window A/C Units	\$2,500			
IL089-03	Replace 24" Oven/Stove	\$22,500			
IL089-03	Refrigerators	\$960			
IL089-03	Apt. Carpeting	\$3,000			
IL089-03	Vinyl Window Units	\$51,000			
IL089-03	Renovate Elevator	\$70,000			
IL089-03	Partial Res. Relocation	\$40,000			
IL089-04	Apt. Carpeting	\$2,800			
IL089-04	Refrigerators	\$640			
Total CFP Estimated Cost		\$ Contd.			\$ 383,240

ATTACHMENT A
IL 089
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
LISTING OF RESIDENT ADVISORY BOARD MEMBERS
ANNUAL PLAN YEAR 2005

Mary Ann Krumrey
Apartment #802
507 East Taylor Street
DeKalb, IL 60115

Katie Geer
1428 Lewis, Apt. A
DeKalb, IL 60115

Ray Wiora
Apartment #409
350 Grant Street
Sycamore, IL 60178

Debra Simandl
275 North Cross, #215
Sycamore, IL 60178

Stephanie Simons
427 Haish Blvd., #C
DeKalb, IL 60115

Margaret Burgess
2524 Alpha Court West
DeKalb, IL 60115

Tracey Stuckey-Mickell
4106 Aspen Drive, #102
Cortland, IL 60112