

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the County of DeKalb Illinois

PHA Number: IL-089

PHA Fiscal Year Beginning: 4/2007

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 Housing Choice Vouchers**

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 (including attachments) 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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

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. to the extent available, HUD Capital Funds, and/or Housing Authority of the County of DeKalb's Low Rent reserves, shall be used to the extent deemed necessary by the Board of Commissioners. To supplement traditional fund sources staff will explore availability of local grants.
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, 2007.

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. Maintain tenant access to information on support from area agencies offering 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 by facilitating information available from Community Coordinated Child Care.

Goal Four: Continue to increase resident participation in, resident associations, and Housing Authority sponsored educational programs, and encourage 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 social activities.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

In the upcoming year, DCHA will continue to pursue its mission to provide quality affordable housing in DeKalb County, Illinois, focusing primarily on operation and maintenance of existing programs, while attempting to train new staff in every program and comply with HUD's as yet incomplete Asset Management changes.

As reflected in the jurisdictional housing needs and waiting list tables within, there is a shortage of affordable housing in DCHA's service area and existing affordable housing is not ideally disbursed geographically. DCHA does not anticipate sufficient funding from HUD to bring about any increase in the overall supply of affordable housing this year, but DCHA will continue to operate in a manner designed to maximize the availability of existing affordable units. DCHA will also continue to work to attract increased participation in the HCV program by landlords owning properties in locations not currently accessible to HCV holders.

HUD continues to substantially under fund DCHA's public housing capital funds program needs. Capital fund projects for 2005, 2006 and 2007 have been planned to utilize the limited funds made available by HUD, and DCHA will conduct outreach within the local jurisdiction to explore charitable grants in an effort to offset the shortfall in funding from HUD.

As HUD's Asset Management "re-regulation" efforts continue to evolve, DCHA will have to utilize reserve funds to cover the substantial training, reorganization and other unplanned transition costs created by HUD's unfunded asset management mandate. As reflected in the latest organizational chart within, DCHA already has made progress in increasing site-based management of projects. Development-level accounting and budgeting are targeted for April 1, 2007.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
(See Section (6) Deconcentration and Income Mixing Pg. 19)
- FY 2005 Capital Fund Program Annual Statement (**ATTACHMENT B**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (**ATTACHMENT A**)
- List of Resident Board Member (**ATTACHMENT A**)
- Community Service Description of Implementation
(See Section 12 PHA Community Service Pg. 49)

- Information on Pet Policy (**Included on Page 42**)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (**ATTACHMENT E**)
- FY 2005 Capital Fund Program 5 Year Action Plan (**ATTACHMENT C**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology 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 <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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,726	5	5	3	N/A	3	3
Income >30% but <=50% of AMI	2,203	5	1	2	N/A	2	2
Income >50% but <80% of AMI	2,886	1	1	1	N/A	1	1
Elderly	1,389	3	1	1	1	1	1
Families with Disabilities	1,194	3	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity White	10,185	1	1	1	N/A	N/A	1
Race/Ethnicity Hispanic	885	1	3	3	N/A	N/A	3
Race/Ethnicity Black	1,043	1	4	3	N/A	N/A	4
Race/Ethnicity Asian	440	2	3	N/A	N/A	N/A	3

**Overall number of renters based on households SOCDs CHAS Data*

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 2005
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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	404		3-12 Months
Extremely low income <=30% AMI	335	83%	
Very low income (>30% but <=50% AMI)	63	16%	
Low income (>50% but <80% AMI)	6	1%	
Families with children	321	79%	
Elderly families	3	.007%	
Families with Disabilities	30	7%	
Race/ethnicity White	132	33%	
Race/ethnicity Black/African	266	66%	
Race/ethnicity Amer Indian	2	.005%	
Race/ethnicity Asian	5	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	77	19%	N/A

Housing Needs of Families on the Waiting List			
2 BR	245	61%	N/A
3 BR	82	20%	N/A
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	572		3-13 Months
Extremely low income <=30% AMI	459	80%	
Very low income (>30% but <=50% AMI)	109	19%	
Low income (>50% but <80% AMI)	4	.7%	
Families with children	495	87%	
Elderly families	11	2%	
Families with Disabilities	47	8%	
Race/ethnicity White	121	21%	
Race/ethnicity Black/African	445	78%	
Race/ethnicity Amer Ind	3	.5%	
Race/ethnicity Asian	3	.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	72	13%	N/A
2 BR	315	55%	N/A
3 BR	156	27%	N/A
4 BR	25	4%	N/A
5 BR	4	.7%	N/A
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? **10 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

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, 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. No other strategies can be firmly considered at this time due to HUD funding shortages and inconclusive asset management rules.

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) *Continue to 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 903.7 9 (b)]

List 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 2007 grants)		
a) Public Housing Operating Fund	\$514,160	Public Housing Operations
b) Public Housing Capital Fund	\$425,000	Public Housing Modernization
c) HOPE VI Revitalization	----	
d) HOPE VI Demolition	----	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$340,336	Section 8 HCV Tenant Based
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	----	
g) Resident Opportunity and Self-Sufficiency Grants	----	
h) Community Development Block Grant	----	
i) HOME	----	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2005 Capital Funds	\$23,088	Public Housing Modernization
FY 2006 Capital Funds	\$228,348	Public Housing Modernization
3. Public Housing Dwelling Rental Income	\$630,000	Public Housing Operations
4. Other income (list below)		
Rooftop Antenna Leases	\$46,000	Public Housing Operations
Laundry Vending	\$15,000	Public Housing Operations
Section 8 Fraud Recovery	\$8,000	Section 8 Tenant Assistance
4. Non-federal sources (list below)		
Total resources	\$5,294,932	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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)
- 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)

c. 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?

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
 Overhoused
 Underhoused
 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
 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
 1 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)

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: *Mason Court 89-4*

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Component 3, (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 as follows:

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)]
Mason Court 89-4	26	DCHA will continue to affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.	At this time no policy action will be taken as this property is only 26 units and is outside the range by 1%. DCHA will be vigilant for opportunities to encourage applicant families whose income classification would help to meet the deconcentration goals of Mason Court. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

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 below)
- 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)

(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:

5-II.E. VOUCHER TERM, EXTENSIONS, AND SUSPENSIONS

Voucher Term [24 CFR 982.303]

The initial term of a voucher must be at least 60 calendar days. The initial term must be stated on the voucher [24 CFR 982.303(a)].

The initial voucher term will be 60 calendar days.

The family must submit a Request for Tenancy Approval and proposed lease within the 60-day period unless the PHA grants an extension.

Extensions of Voucher Term [24 CFR 982.303(b)]

All requests for extensions to the voucher term must be made in writing and submitted to the PHA five (5) days prior the expiration date of the voucher (or extended term of the voucher).

PHAs must approve additional search time if needed as a reasonable accommodation to make the program accessible to and usable by a person with disabilities. The extension period must be reasonable for the purpose.

The family must be notified in writing of the PHA's decision to approve or deny an extension. The PHA's decision to deny a request for an extension of the voucher term is not subject to informal review [24 CFR 982.554(c)(4)].

The PHA may approve two 30-day extensions upon written request from the family, providing the request is submitted 5-days prior to the expiration date of the voucher.

Extensions are permissible at the discretion of the PHA primarily for these reasons:

- *Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty day period. Verification is required.*
- *The PHA is satisfied that the family has made reasonable effort to locate a unit including seeking assistance of the PHA throughout the initial sixty day period.*

The PHA will approve additional extensions beyond the 2 30-day extensions only in the following circumstances:

It is necessary as a reasonable accommodation for a person with disabilities.

It is necessary due to reasons beyond the family's control, as determined by the PHA. Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:

Serious illness or death in the family

Other family emergency

Obstacles due to employment

Whether the family has already submitted requests for tenancy approval that were not approved by the PHA

Whether family size or other special requirements make finding a unit difficult

Demolition of a PHA Development

Any request for an additional extension must include the reason(s) an additional extension is necessary. The PHA may require the family to provide documentation to support the request.

The PHA will decide whether to approve or deny an extension request within 10 business days of the date the request is received, and will immediately provide the family written notice of its decision.

(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
 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
 1 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 903.7 9 (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)

- 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))

---or---

- 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% than 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 rent*

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

1. 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 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. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (**ATTACHMENT E**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	270	90
Section 8 Vouchers	450	72
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

DeKalb County Housing Authority ACOP

DeKalb County Housing Authority Policy Manual

- *Maintenance Policy 00-30*

- *Pest Control Policy 00-32*

(2) Section 8 Management: (list below)

DeKalb County Housing Authority Administrative Plan

DeKalb County Housing Authority Policy Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

Decisions Subject to Informal Review

DCHA Policy

The PHA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying listing on the PHA waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures.

Scheduling an Informal Review

DCHA Policy

A request for an informal review must be made in writing and delivered to the PHA either in person, by email, or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's denial of assistance.

The PHA must schedule and send written notice of the informal review within 10 business days of the family's request.

Informal Review Decision [24 CFR 982.554(b)]

The PHA must notify the applicant of the PHA's final decision, including a brief statement of the reasons for the final decision.

DCHA Policy

In rendering a decision, the PHA will evaluate the following matters:

Whether or not the grounds for denial were stated factually in the Notice. The validity of grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned.

The validity of the evidence. The PHA will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, the PHA will uphold the decision to deny assistance.

If the facts prove the grounds for denial, and the denial is discretionary, the PHA will consider the recommendation of the person conducting the informal review in making the final decision whether to deny assistance.

The PHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed within 10 business days of the informal review, to the applicant and his or her representative, if any, along with proof of mailing.

Decisions Subject to Informal Hearing

DCHA Policy

The PHA will only offer participants the opportunity for an informal hearing when required to by the regulations.

Notice to the Family [24CFR 982.555(c)]

DCHA Policy

In cases where the PHA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:

The proposed action or decision of the PHA.

A brief statement of the reasons for the decision including the regulatory reference.

The date the proposed action will take place.

A statement of the family's right to an explanation of the basis for the PHA's decision.

A statement that if the family does not agree with the decision the family may request an informal hearing of the decision.

A deadline for the family to request the informal hearing.

To whom the hearing request should be addressed.

A copy of the PHA's hearing procedures.

Scheduling an Informal Hearing [24 CFR 982.555(d)]

When an informal hearing is required, the PHA must proceed with the hearing in a reasonably expeditious manner upon the request of the family.

DCHA Policy

A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's decision or notice to terminate assistance.

The PHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.

The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made in writing prior to the hearing date. At its discretion, the PHA may request documentation of the "good cause" prior to rescheduling the hearing.

If the family does not appear at the scheduled time, and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The PHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

Pre-Hearing Right to Discovery [24 CFR 982.555(e)]

DCHA Policy

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date

The PHA must be given an opportunity to examine at the PHA offices before the hearing any family documents that are directly relevant to the hearing. Whenever a participant requests an informal hearing, the PHA will automatically mail a letter to the participant requesting a copy of all documents that the participant intends to present or utilize at the hearing. The participant must make the documents available no later than 12:00 pm on the business day prior to the scheduled hearing date.

Attendance at the Informal Hearing

DCHA Policy

Hearings may be attended by a hearing officer and the following applicable persons:

A PHA representative and any witnesses for the PHA

The participant and any witnesses for the participant

The participant's counsel or other representative

Any other person approved by the PHA as a reasonable accommodation for a person with a disability

Conduct at Hearings

The person who conducts the hearing may regulate the conduct of the hearing in accordance with the PHA's hearing procedures [24 CFR 982.555(4)(ii)].

DCHA Policy

The hearing officer is responsible to manage the order of business and to ensure that hearings are conducted in a professional and businesslike manner. Attendees are expected to comply with all hearing procedures established by the hearing officer and guidelines for conduct. Any person demonstrating disruptive, abusive or otherwise inappropriate behavior will be excused from the hearing at the discretion of the hearing officer.

Evidence [24 CFR 982.555(e)(5)]

DCHA Policy

Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.

Oral evidence: the testimony of witnesses

Documentary evidence: a writing which is relevant to the case, for example, a letter written to the PHA. Writings include all forms of recorded communication or representation, including letters, words, pictures, sounds, videotapes or symbols or combinations thereof.

Demonstrative evidence: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.

Real evidence: A tangible item relating directly to the case.

Hearsay Evidence is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

If either the PHA or the family fail to comply with the discovery requirements described above, the hearing officer will refuse to admit such evidence.

Other than the failure of a party to comply with discovery, the hearing officer has the authority to overrule any objections to evidence.

Hearing Officer's Decision [24 CFR 982.555(e)(6)]

DCHA Policy

In rendering a decision, the hearing officer will consider the following matters:

PHA Notice to the Family: The hearing officer will determine if the reasons for the PHA's decision are factually stated in the Notice.

Discovery: The hearing officer will determine if the PHA and the family were given the opportunity to examine any relevant documents in accordance with PHA policy.

PHA Evidence to Support the PHA Decision: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support the PHA's conclusion.

Validity of Grounds for Termination of Assistance (when applicable): The hearing officer will determine if the termination of assistance is for one of the grounds specified in the HUD regulations and PHA policies. If the grounds for termination are not specified in the regulations or in compliance with PHA policies, then the decision of the PHA will be overturned.

The hearing officer will issue a written decision to the family and the PHA no later than 10 business days after the hearing. The report will contain the following information:

Hearing information:

*Name of the participant;
Date, time and place of the hearing;
Name of the hearing officer;
Name of the PHA representative; and
Name of family representative (if any).*

Background: *A brief, impartial statement of the reason for the hearing.*

Summary of the Evidence: *The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.*

Findings of Fact: *The hearing officer will include all findings of fact, based on a preponderance of the evidence. Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.*

Conclusions: *The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the PHA's decision.*

Order: *The hearing report will include a statement of whether the PHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct the PHA to change the decision in accordance with the hearing officer's determination. In the case of termination of assistance, the hearing officer will instruct the PHA to restore the participant's program status.*

Procedures for Rehearing or Further Hearing

DCHA Policy

The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the PHA will take effect and another hearing will not be granted.

A rehearing or a further hearing may be requested for the purpose of rectifying any obvious mistake of law made during the hearing or any obvious injustice not known at the time of the hearing.

It shall be within the sole discretion of the PHA to grant or deny the request for further hearing or rehearing. A further hearing may be limited to written submissions by the parties, in the manner specified by the hearing officer.

USCIS Appeal Process [24 CFR 5.514(e)]

DCHA Policy

The PHA will notify the family in writing of the results of the USCIS secondary verification within 10 business days of receiving the results.

The family must provide the PHA with a copy of the written request for appeal and proof of mailing within 10 business days of sending the request to the USCIS.

DCHA Policy

The PHA will send written notice to the family of its right to request an informal hearing within 10 business days of receiving notice of the USCIS decision regarding the family's immigration status.

Evidence

DCHA Policy

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page copy. The family must request discovery of PHA documents no later than

12:00 p.m. on the business day prior to the hearing.

Recording of the Hearing

The family is entitled to have the hearing recorded by audiotape. The PHA may, but is not required to provide a transcript of the hearing.

DCHA Policy

The PHA will not provide a transcript of an audio taped hearing.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at (**ATTACHMENT B**)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at (**ATTACHMENT C**)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b 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)

1. Development name:
2. Development (project) number:
3. 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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) 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:

- Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

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: <u>(DD/MM/YY)</u>
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:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status(select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

Our Administrative Plan and ACOP address the above listed issues

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	N/A	N/A

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The DeKalb County Housing Authority (DCHA) complies with the community service requirements contained in 24 CFR 960 Subpart F. DCHA Community service requirements are:

- Each adult resident of the PHA, who is not exempt, must contribute 8 hours per month of community service; or
- Participate in an economic self-sufficiency program for 8 hours per month; or
- Perform 8 hours per month of combined activities

An individual may not skip a month and then double up the following month, unless special circumstances warrant it. The PHA will make the determination of whether to permit a deviation from the schedule.

Individuals who have special circumstances which they believe will prevent them from completing the required community service hours for a given month, must notify the PHA in writing within 5 business days of the circumstances becoming known. The PHA will review the request and notify the individual, in writing, of its determination within 10 business days. The PHA may require those individuals to provide documentation to support their claim.

At the beginning of every month a letter is sent to residents who are non-exempt from community service, informing them that they are required to complete 8 hours of community services. Accompanying the letter is a time sheet for tracking that month's community services hours. DCHA staff documents when the letter and time sheet was sent and when it was completed and turned in.

Managers and or assigned staff track the resident progress monthly and meet with the residents as needed to best encourage compliance. Thirty days before the resident's next annual recertification, appropriate reports will be used to determine whether each applicable adult family member is in compliance with the community service requirement.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
None of the above applies to DeKalb County Housing Authority based upon low to no crime and drug related incidents.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

N/A

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

N/A

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

N/A

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE COUNTY OF DEKALB PET POLICY AND RULES FOR PUBLIC HOUSING FAMILY DEVELOPMENTS REVISED 12/15/00

The following rules in accordance with 24 CFR 960, Subpart G are established to regulate pets in and on properties owned or operated by the Housing Authority of the County of DeKalb. These rules do not restrict the ownership of animals that assist persons with disabilities. [24 CFR 960.705] Only dogs, cats, common household fish and common household caged animals (excluding ferrets), are permitted subject to applicable paragraphs below. No reptiles, except turtles are permitted.

All pets must be pre-approved and registered with the Housing Authority. [24 CFR 960.707(b)(5)] Residents must receive a written pet permit to keep any animal on or about the premises. Visiting pets are not allowed. A picture of each dog and cat will be kept in owner's file for proper identification. The pet permit may be revoked at any time subject to the Housing Authority grievance procedure if the animal becomes destructive or a nuisance to others, or if the resident/owner fails to comply with the following:

- 3. Aside from common pets housed in fish tanks or cages, the only pets permitted are domesticated dogs and cats, limit one (1) dog, or one (1) cat. Weight must be less than 25 pounds at adulthood. This weight limitation does not apply to a service animal. [24 CFR 960.707(b)(2),(3)]*
- 4. Dogs are to be tagged and licensed yearly with the proper authorities. Dogs are to be vaccinated yearly for distemper, and must have current rabies boosters. Owners must provide proof of current licensing and vaccination on a yearly basis during re- examination for eligibility of Continued Occupancy. [24 CFR 960.707(a)(2)]*
- 3. Cats and dogs are to be spayed or neutered. [24 CFR 960.707(b)(6)]*
- 4. No pet may be kept in violation of humane or health laws. [24 CFR 960.707 (2)]*
- 5. Dogs shall remain inside dwelling units unless they are attended and leashed. Cats shall be restricted to inside the units unless being transported in appropriate secured carriers. All other pets must be caged at all times when outside the unit. All pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside areas.*
- 6. Cats are to use litter boxes kept in residents' premises. Owners must not permit waste to accumulate. Waste is to be placed in a plastic bag, closed and disposed of promptly and only in the outside dumpster.*

7. *Owners are responsible for promptly cleaning up and disposing of pet droppings. A fee of \$5.00 per occurrence will be charged to the pet owner of record for the clean up of pet waste by Housing Authority staff. Owners are also responsible for maintaining animals in cages and fish tanks in a clean and sanitary environment.*
8. *Owners must take adequate precautions to eliminate pet odors within or around their units and maintain the units in a sanitary condition at all times.*
9. *Owners may not permit any disturbance by their pet that interferes with the quiet enjoyment of other residents; whether by loud barking, howling, biting, scratching, chirping or other such activities.*
10. *A pet may not be left unattended for more than twenty-four (24) hours. The Housing Authority may enter the dwelling to remove the pet and transfer it to the proper authorities. The Housing Authority accepts no responsibility for the pet under such circumstances.*
11. *Owners must pay a refundable pet deposit of \$150 per dog or cat in advance or when a pet is acquired. Terms of the deposit are to be paid as follows: \$50.00 initial payment and ten (10) consecutive \$10.00 monthly payments. The deposit will be used to pay reasonable expenses directly attributable to the presence of the individual pet, and the unused balance will be refunded following lease termination or giving up the pet. [24 CFR 960.707(b)(1)]*
12. *Violation of these rules may be grounds for removal of the pet or termination of the pet owner's tenancy (or both).*

I have read and understand the above regulations regarding pets and agree to conform to same.

Resident Signature

Date

Witness Signature

Date

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Boards?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. 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)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. 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)

b. 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)

c. 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)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: *City of DeKalb*

2. 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 in the jurisdiction 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)

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

- *The City of DeKalb plans to effectively utilize the City's existing housing stock by encouraging maintenance and rehabilitation efforts of housing unit for low-and moderate-income persons.*
- *The City of DeKalb plans to research the need to implement housing regulations that support construction of affordable housing units.*
- *The City of DeKalb plans to promote homeownership by providing first time homebuyer assistance to low and moderate-income individuals/families.*
- *The City of DeKalb plans to increase the supply of supportive housing for seniors and persons with special needs by developing assisted living housing. The City plans to develop at least one assisted living complex for 150 elderly and special needs residents.*
- *The City of DeKalb plans to increase the supply of accessible housing through rehabilitation and construction of new single-family and multi-family units. The City plans to assist with the rehabilitation of 10 units and construction of 12 units.*
- *The City of DeKalb plans to explore the need to implement "visitability" standards in local building codes that will insure easier modification and an increase of accessible housing in newly constructed single-family and multi-family units.*
- *Increase permanent housing choices for low-and moderate-income persons by supporting the development of affordable housing units that will not be an excessive cost burden or result in overcrowding. The City plans to support the development of 50 affordable housing units.*

D. Other Information Required by HUD

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

ATTACHMENT A

**IL 089
HOUSING AUTHORITY OF THE COUNTY OF DEKALB
LISTING OF RESIDENT ADVISORY BOARD MEMBERS
ANNUAL PLAN YEAR 2007**

Pat Bellinger 507 E. Taylor St Apt. 501 DeKalb, IL 60115	Debbie Simandl 275 N. Cross St. Apt. 215 Sycamore, IL 60178
Stephanie Simons 427 Haish Blvd. Apt. C. DeKalb, IL 60115	Yvonne Key 807 Ridge Drive Apt. 1201 DeKalb IL 60115
Erika Harrelson 1428 Lewis St. Apt. C DeKalb, IL 60115	Karen Burgess 833 Ridge Drive Apt. 513 DeKalb IL 60115
Ray Wiora 350 Grant St. Apt. 409 Sycamore, IL 60178	Resident Commissioner-PHA Board Donna Caul Civic Apartments 350 Grant St., Apt. #404 Sycamore, IL 60178

Our Resident commissioner is not elected by the residents. The Resident Commissioner is recommended to the Authority of DeKalb County Board, who then makes the appointment to the Housing Authority Board of Commissioner for a five year term. Our current Resident Commissioner's term expires 11/01/07.

Our Resident Advisory Board members are appointed by the staff, two being from the Section 8 Housing Choice Voucher Program.

Use this section to provide any additional attachments referenced in the Plans.

**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: IL06P089501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/06
 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	\$6,000
3	1408 Management Improvements	\$71,102	\$66,376	\$66,376.34	\$66,376.34
4	1410 Administration	\$43,000	\$48,000	\$48,000	\$48,000
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$5,000	\$1,500	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	\$10,000	\$0	0	0
10	1460 Dwelling Structures	\$332,595	\$351,216	\$329,627.81	\$307,354.16
11	1465.1 Dwelling Equipment—Nonexpendable	\$12,940	\$7,545	\$7,545	\$7,545
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling 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)	\$480,637	\$480,637	\$457,549.15	\$435,275.50
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	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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: :IL06P089501-05 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	\$6,000	\$6,000	\$6,000		
HA –Wide Activities	Management Improvements	1408 00	1	\$71,102	\$66,376	\$66,376.34	\$66,376.34		
HA –Wide Activities	Administration	1410 00	1	\$43,000	\$48,000	\$48,000	\$48,000		
HA –Wide Activities	Fees & Costs	1430 00	1	\$5,000	\$1,500	0	0		
IL089-01	Replace Kitchen Cabinets/Vanities	1460 00	30 units	\$57,000	\$55,480.21	\$55,480.21	\$55,480.21	Complete	
IL089-01	Vinyl Floors Kitchen/Bathroom	1460 00	50 units	\$23,596	\$27,506	\$25,706	\$25,706	Complete	
IL089-01	Refrigerators	1465 10	9 each	\$2,880	\$2,835	\$2,835	\$2,835	On Going	
IL089-01	Lighted Medicine Cabinets	1460 00	50 units	\$11,133	\$14,260	\$14,260	\$14,260	Complete	
IL089-01	Carpeting	1460 00	Varies	\$6,000	\$6,000	\$2,742.61	\$2,742.61	On Going	
IL089-01	Air Conditioning in Hallways	1460 00		\$40,000	\$31,551.35	\$22,273.65	0	For Bid	
IL089-01	Replace Coffee Room Floor	1460 00	1	\$2,400	\$2,500	\$2,500	\$2,500	Complete	
IL089-01	Landscaping	1450 00	1	\$3,000	\$0	0	0	Moved	
IL089-01	Replace Public Restroom Floors	1460 00	2	\$1,000	\$1,031.54	\$1,031.54	\$1,031.54	Complete	
IL089-01	Replace Window A/C Units	1465 10		\$5,000	\$1,460	\$1,460	\$1,460	Complete	
IL089-02	Refrigerators	1465 10	1	\$320	\$315	\$315	\$315	Complete	
IL089-02	Landscaping	1450 00	1	\$2,000	0	0	0	Not Started	
IL089-02	Install Vinyl Siding	1460 00	1	\$35,000	\$49,273.50	\$49,273.50	\$49,273.50	Complete	
IL089-02	Carpet Bedroom/LR/Tile Kit. Floor	1460 00	14 units	\$25,000	\$2388.65	\$2388.65	\$2,388.65	On Going	
IL089-03	Vinyl Floors Kitchen/Bath	1460 00	1	\$12,266	\$13,225.55	\$13,225.55	\$13,225.55	Complete	
IL089-03	Replace Public Restroom Floors	1460 00	2	\$1,000	\$1,072.30	\$1,072.30	\$1,072.30	Complete	
IL089-03	Carpeting Apartments	1460 00	Varies	\$3,000	\$3,000	\$546.90	\$546.90	On Going	
IL089-03	Replace Air Conditioners	1465 10		\$2,500	\$730	\$730	\$730	Complete	
IL089-03	Refrigerators	1465 10	3	\$960	\$945	\$945	\$945	Complete	
IL089-04	Landscaping	1450 00	1	\$3,000	0	0	0	Not Started	
IL089-04	Replace Interior Doors	1460 00	26 units	\$21,000	0	0	0	Not Started	
IL089-04	Carpeting	1460 00		\$2,800	\$2,800	0	0	On Going	
IL089-04	Install Mini-blinds	1460 00		\$8400	\$0	0	0	Not Started	
IL089-04	Refrigerators	1465 10	2	\$640	\$630	\$630	\$630	Complete	
IL089-05	Landscaping	1450 00	1	\$2,000	0	0	0	Not Started	
IL089-05	Reside Buildings	1460 00	3	\$45,000	\$55,884	\$55,884	\$55,884	Complete	
IL089-05	Carpeting Apartments	1460 00	Varies	\$2,000	\$2,000	0	0	On Going	
IL089-05	Remodel Bathrooms	1460 00		\$30,000	\$83,242.90	\$83,242.90	\$83,242.90	Complete	
IL089-05	Install Mini-blinds	1460 00		\$6,000	\$0	0	0	Not Started	
IL089-05	Refrigerators	1465 10	2	\$640	\$630	\$630	\$630	Complete	

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: IL06P089501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005
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	8/17/07			8/17/09			
IL089-01	8/17/07			8/17/09			
IL089-02	8/17/07			8/17/09			
IL089-03	8/17/07			8/17/09			
IL089-04	8/17/07			8/17/09			
IL089-05	8/17/07			8/17/09			

**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: IL06P089501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/07 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	\$6,000	\$0.00	\$0.00
3	1408 Management Improvements	\$85,030	\$66,875.80	\$504.06	\$504.06
4	1410 Administration	\$42,515	\$42,515	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$3,500	\$3,500	\$0.00	\$0.00
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$14,000	\$14,000	\$0.00	\$0.00
10	1460 Dwelling Structures	\$263,862	\$282,016.20	\$186,433.59	\$50,202.89
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,250	\$10,250	\$9,871	\$9,871
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling 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 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$425,157	\$425,157	\$196,808.65	\$60,577.95
22	Amount of line 21 Related to LBP Activities	0			
	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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: IL06P089501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2006			
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	\$0	\$0	
HA –Wide Activities	Management Improvements	1408 00	1	\$85,030	\$66,875.80	\$504.06	\$504.06	
HA –Wide Activities	Administration	1410 00	1	\$42,515	\$42,515	\$0	\$0	
HA –Wide Activities	Fees & Costs	1430 00	1	\$3,500	\$3,500	\$0	\$0	
IL089-01	Replace Kitchen Cabinets/Vanities	1460 00	30 units	\$78,000	\$104,449	\$104,442.89	\$35,942.89	
IL089-01	Air Condition Hallways	1460 00	8 Floors	\$81,062	\$81,062	\$0	\$0	
IL089-01	Vinyl Floors Bathrooms/Kitchens	1460 00	70 units	\$25,000	\$28,636.70	\$28,636.70	\$0	
IL089-01	Refrigerators	1465 10	9 units	\$3,000	\$2,930	\$2,810	\$2,810	
IL089-01	Lighted Medicine Cabinets	1460 00	50 units	\$15,000	\$15,000	\$14,260	\$14,260	
IL089-01	Carpeting	1460 00	Varies	\$6,000	\$1,000	\$0	\$0	
IL089-01	Replacement Window A/C Units	1465 10	10 units	\$2,500	\$2,000	\$1,845	\$1,845	
IL089-01	Landscaping	1450 00	1	\$3,000	\$3,000	\$0	\$0	
IL089-02	Refrigerators	1465 00	1	\$350	\$620	\$620	\$620	
IL089-02	Landscaping	1450 00	1	\$2,000	\$2,000	\$0	\$0	
IL089-02	Carpet Bedrooms/LR/Tile Kitchen	1460 10		\$18,000	\$9,000	\$0	\$0	
IL089-03	Vinyl Floors Kitchen/Bathroom	1460 00	18 units	\$13,000	\$13,000	\$11,226.50	\$0	
IL089-03	Replace Window A/C Units	1465 10	5 units	\$2,000	\$1,500	\$1,476	\$1,476	
IL089-03	Landscaping	1450 00	1	\$1,000	\$1,000	\$0	\$0	
IL089-03	Carpeting Apartments	1460 00	Varies	\$3,000	\$1,000	\$0	\$0	
IL089-03	Refrigerators	1465 10	3 each	\$1,000	\$2,190	\$2,190	\$2,190	
IL089-04	Carpeting Apartments	1460 00	Varies	\$2,800	\$1,000	\$0	\$0	
IL089-04	Additional Drainage	1450 00	1	\$3,000	\$3,000	\$0	\$0	
IL089-04	Refrigerators	1465 00	2 each	\$700	\$700	\$620	\$620	
IL089-04	Replace Kitchen Tile Flooring	1460 00	1	\$12,000	\$27,867.50	\$27,867.50	\$0	
IL089-04	Landscaping	1450 00	1	\$3,000	\$3,000	\$0	\$0	
IL089-05	Refrigerators	1465 10	2 each	\$700	\$310	\$310	\$310	
IL089-05	Carpeting Apartments	1460 00	Varies	\$2,000	\$1,000	\$0	\$0	
IL089-05	Landscaping	1450 00	1	\$2,000	\$2,000	\$0	\$0	
IL089-05	Ceiling Fan/Light Bedrooms	1460 10	16 units	\$8,000	\$0	\$0	\$0	

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: IL06P089501-06 Replacement Housing Factor No:				Federal FY of Grant: FY2006	
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	10/31/08			10/31/10			
IL089-01	10/31/08			10/31/10			
IL089-02	10/31/08			10/31/10			
IL089-03	10/31/08			10/31/10			
IL089-04	10/31/08			10/31/10			
IL089-05	10/31/08			10/31/10			

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: IL06P089501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: FY2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$6,000			
3	1408 Management Improvements	\$93,000			
4	1410 Administration	\$46,500			
5	1411 Audit	\$500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$11,000			
10	1460 Dwelling Structures	\$754,800			
11	1465.1 Dwelling Equipment—Nonexpendable	\$18,750			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$2,325			
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
	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				
	TOTAL	\$934,475			

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: IL06P089501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: FY2007		
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	\$93,000				
HA -Wide Activities	Administration	1410 00	1	\$46,500				
HA -Wide Activities	Audit	1411 00	1	\$500				
HA -Wide Activities	Fees & Costs	1430 00	1	\$1,500				
HA -Wide Activities	Contingency	1502 00	1	\$2,325				
	Sub Total			\$149,825				
IL089-01	Replace Interior Doors	1460 00	All Units	\$30,000				
IL089-01	Window A/C Replacements	1465 10	5 units	\$2,500				
IL089-01	Refrigerators	1465 00	9 Units	\$3,000				
IL089-01	Landscaping	1450 00	1	\$3,000				
IL089-01	Carpeting	1460 00	Varies	\$6,000				
IL089-01	Replace Emergency Generator	1460 00	1	\$60,000				
IL089-01	Flag pole replacement	1460 00	1	\$3,000				
IL089-01	Replace 2 heating boilers	1460 00	2	\$90,000				
IL089-01	Bathtubs and Walk in Showers	1460 00	All	\$57,000				
IL089-01	Window Replacement	1460 00	All	\$176,000				
IL089-01	Hot water valves and backflow check valves	1460 00	Varies	\$20,000				
	Sub Total			\$450,500				
IL089-02	Landscaping	1450 00	1	\$2,000				
IL089-02	Carpeting	1460 00	Varies	\$1,500				
IL089-02	Refrigerators	1465 10	1	\$350				
	Sub Total			\$3,850				
IL089-03	Landscaping	1450 00	1	\$1,000				
IL089-03	Replace Interior Apartment Doors	1460 00	Half	\$15,000				
IL089-03	Seal coat/Parking lot modification	1460 00	1	\$8,000				
IL089-03	Tile replacement in remaining common areas	1460 00	1	\$7,000				
IL089-03	Security camera front walk & coffee room	1465 00	2	\$8,500				
IL089-03	Window A/C Units	1465 10	4 units	\$2,000				
IL-89-03	Replace Emergency Generator	1460 00	1	\$50,000				
IL089-03	Refrigerators	1465 10	3	\$1,000				
IL089-03	Replace Bathtubs with walk-in showers	1460 00	All	\$47,500				
IL089-03	Carpeting	1460 00	Varies	\$3,000				
IL089-03	Window Replacement	1460 00	Fls. 2-5	\$176,000				

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: IL06P089501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: FY2007			
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	Sub Total			\$319,000				
IL089-04	Landscaping	1450 00	1	\$3,000				
IL089-04	Bedroom Carpeting	1460 00		\$2,800				
IL089-04	Refrigerators	1465 10	2	\$700				
	Sub Total			\$6,500				
IL089-05	Carpeting	1460 00		\$2,000				
IL089-05	Refrigerators	1465 10		\$700				
IL089-05	Landscaping	1450 00		\$2,000				
	Sub Total			\$4,700				
	TOTAL 2007			\$934,375				

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: IL06P089501-07 Replacement Housing Factor No:				Federal FY of Grant: FY2007	
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	8/31/09			8/31/2011			
IL089-01	8/31/09			8/31/2011			
IL089-02	8/31/09			8/31/2011			
IL089-03	8/31/09			8/31/2011			
IL089-04	8/31/09			8/31/2011			
IL089-05	8/31/09			8/31/2011			

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: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
HA Wide – 1406.00		\$6,000	\$6,000	\$6,000	\$6,000
HA Wide – 1408.00		\$93,000	\$93,000	\$93,000	\$93,000
HA Wide – 1410.00		\$46,500	\$46,500	\$46,500	\$46,500
HA Wide – 1430.00		\$1,500	\$1,500	\$1,500	\$1,500
IL089-01		\$277,500	\$292,500	\$258,000	\$581,000
IL089-02		\$15,350	\$3,850	\$58,350	\$19,250
IL089-03		\$245,500	\$380,500	\$386,500	\$866,000
IL089-04		\$66,500	\$35,900	\$117,500	\$171,890
IL089-05		\$31,700	\$45,700	\$39,700	\$68,700
CFP Funds Listed for 5-year planning		\$783,550	\$905,450	\$1,007,050	\$1,853,840
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	IL089-01	Replace Interior Doors	\$30,000	IL089-05	Security Cameras	\$27,000
Annual	IL089-01	Replace Window A/C	\$2,500	IL089-05	Carpeting	\$2,000
Statement	IL089-01	Refrigerators	\$3,000	IL089-05	Refrigerators	\$700
	IL089-01	Landscaping	\$3,000	IL089-05	Landscaping	\$2,000
	IL089-01	Carpeting	\$6,000			
	IL089-01	Walk in Showers	\$57,000			
	IL089-01	Window Replacement	\$176,000			
	IL089-02	Carpeting	\$1,500			
	IL089-02	Landscaping	\$2,000			
	IL089-02	Light/Fan Bedrooms	\$11,500			
	IL089-02	Refrigerator	\$350			
	IL089-03	Replace Interior Apt Doors	\$15,000			
	IL089-03	Landscaping Upkeep	\$1,000			
	IL089-03	Window A/C Units	\$2,000			
	IL089-03	Refrigerators	\$1,000			
	IL089-03	Apt. Carpeting	\$3,000			
	IL089-03	Replace Bathtubs w/Walk-in Showers	\$47,500			
	IL089-03	Window Replacement	\$176,000			
	IL089-04	Landscaping	\$3,000			
	IL089-04	Replace Bdrm Carpet	\$2,800			
	IL089-04	Refrigerators	\$700			
	IL089-04	Rehab Comm Bldg	\$60,000			
	Total CFP Estimated Cost	\$ Contd.				\$636,550

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 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 Replace	\$2,500	IL089-04	Bedroom Carpeting	\$2,800
IL089-01	Stove replace w/24"	\$45,000	IL089-04	Refrigerators	\$700
IL089-01	Refrigerators	\$3,000	IL089-04	Mini-blinds	\$8,400
IL089-01	Landscaping	\$3,000	IL089-05	Security Cameras	\$27,000
IL089-01	Carpeting	\$6,000	IL089-05	Carpeting	\$2,000
IL089-01	Bathtubs/Walk-in shower	\$57,000	IL089-05	Ceiling lights/fans bdrm	\$8,000
IL089-01	Window replacement	\$176,000	IL089-05	Refrigerator	\$700
IL089-02	Landscaping	\$2,000	IL089-05	Landscaping	\$2,000
IL089-02	Carpeting	\$1,500	IL089-05	Mini-blinds	\$6,000
IL089-02	Refrigerators	\$350			
IL089-03	Landscaping	\$1,000			
IL089-03	Window A/C Replace	\$2,000			
IL089-03	Refrigerators	\$1,000			
IL089-03	Bathtubs/walk-in shower	\$47,500			
IL089-03	Carpeting	\$3,000			
IL089-03	Window Replacement	\$176,000			
IL089-03	Renovate Elevator	\$150,000			
IL089-04	Interior door replace	\$21,000			
IL089-04	Landscaping	\$3,000			
Total CFP Estimated Cost		\$ Contd.			\$758,450

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL089-01	Seal coat/stripe park lot	\$10,500	IL089-03	Carpeting	\$3,000
IL089-01	Window A/C replace	\$2,500	IL089-03	Renovate Parking lot	\$120,000
IL089-01	Refrigerators	\$3,000	IL089-03	Window re-glaze/low-e glass	\$18,000
IL089-01	Landscaping	\$3,000	IL089-03	Awning West Entrance	\$6,000
IL089-01	Carpeting	\$6,000	IL089-03	Window replacement	\$176,000
IL089-01	Bathtubs/walk-in shower	\$57,000	IL089-04	Replace interior doors	\$21,000
IL089-01	Window replacement	\$176,000	IL089-04	Security Cameras	\$30,000
IL089-02	Landscaping	\$2,000	IL089-04	Landscaping	\$3,000
IL089-02	Carpeting	\$1,500	IL089-04	Bedroom Carpet	\$2,800
IL089-02	Refrigerator	\$350	IL089-04	Refrigerators	\$700
IL089-02	Security Camera	\$24,000	IL089-04	Additional storage	\$60,000
IL089-02	Replace interior doors	\$15,000	IL089-05	Carpeting	\$2,000
IL089-02	Basketball court	\$8,000	IL089-05	Seal Coat parking lot	\$5,000
IL089-02	Seal coat parking lot	\$7,500	IL089-05	Replace interior doors	\$30,000
IL089-03	Landscaping	\$1,000	IL089-05	Refrigerator	\$700
IL089-03	Window A/C units	\$2,000	IL089-05	Landscaping	\$2,000
IL089-03	Community room heat/air	\$12,000			
IL089-03	Refrigerators	\$1,000			
IL089-03	Bathtub/walk-in shower	\$47,500			
Total CFP Estimated Cost	\$ Contd.				
					\$860,050

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 5 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL089-01	Window A/C replace	\$2,500	IL089-03	Stove replace w/24"	\$23,000
IL089-01	Refrigerators	\$3,000	IL089-03	Handicapped Elevator	\$650,000
IL089-01	Landscaping	\$3,000	IL089-04	Landscaping	\$3,000
IL089-01	Carpeting	\$6,000	IL089-04	Bedroom Carpet	\$2,800
IL089-01	Bathtub/walk-in shower	\$57,000	IL089-04	Refrigerators	\$700
IL089-01	Window replacement	\$176,000	IL089-04	Toilet replacement	\$12,000
IL089-01	Bike Rack w/Canopy	\$4,000	IL089-04	Vent Restructure/roof	\$6,500
IL089-01	Screened in patio	\$150,000	IL089-04	Handicap playground	\$2,500
IL089-01	Sidewalk Installation	\$10,000	IL089-04	Replace stoves	\$8,440
IL089-01	Lobby Parcel Lockers	\$3,500	IL089-04	Furnace/Duct work	\$7,150
IL089-01	Physical Needs Assment	\$15,000	IL089-04	All LR carpet replace	\$20,800
IL089-01	Unit Turnaround/Damage	\$3,000	IL089-04	Kitchen cabinets/hoods /bath vanities	\$108,000
IL089-01	Tuck Point Elevator Twr	\$38,000	IL089-05	Carpet	\$2,000
IL089-01	Morton Shed/Main	\$110,000		Refrigerators	\$700
IL089-02	Landscaping	\$2,000		Landscaping	\$2,000
IL089-02	Carpeting	\$1,500		Entry & storm door rplce	\$36,000
IL089-02	Refrigerators	\$350		Outdoor Storage	\$16,000
IL089-02	Storage door replacement	\$15,400		Beautification	\$12,000
IL089-03	Landscaping	\$1,000			
IL089-02	Window A/C Units	\$2,000			
IL089-03	Refrigerator	\$1,000			
IL089-03	Carpeting	\$3,000			
IL089-03	Physical Needs Assment	\$10,000			
IL089-03	Window Replacement	\$176,000			
Total CFP Estimated Cost		\$ Contd.			\$1,706,840

ATTACHMENT D

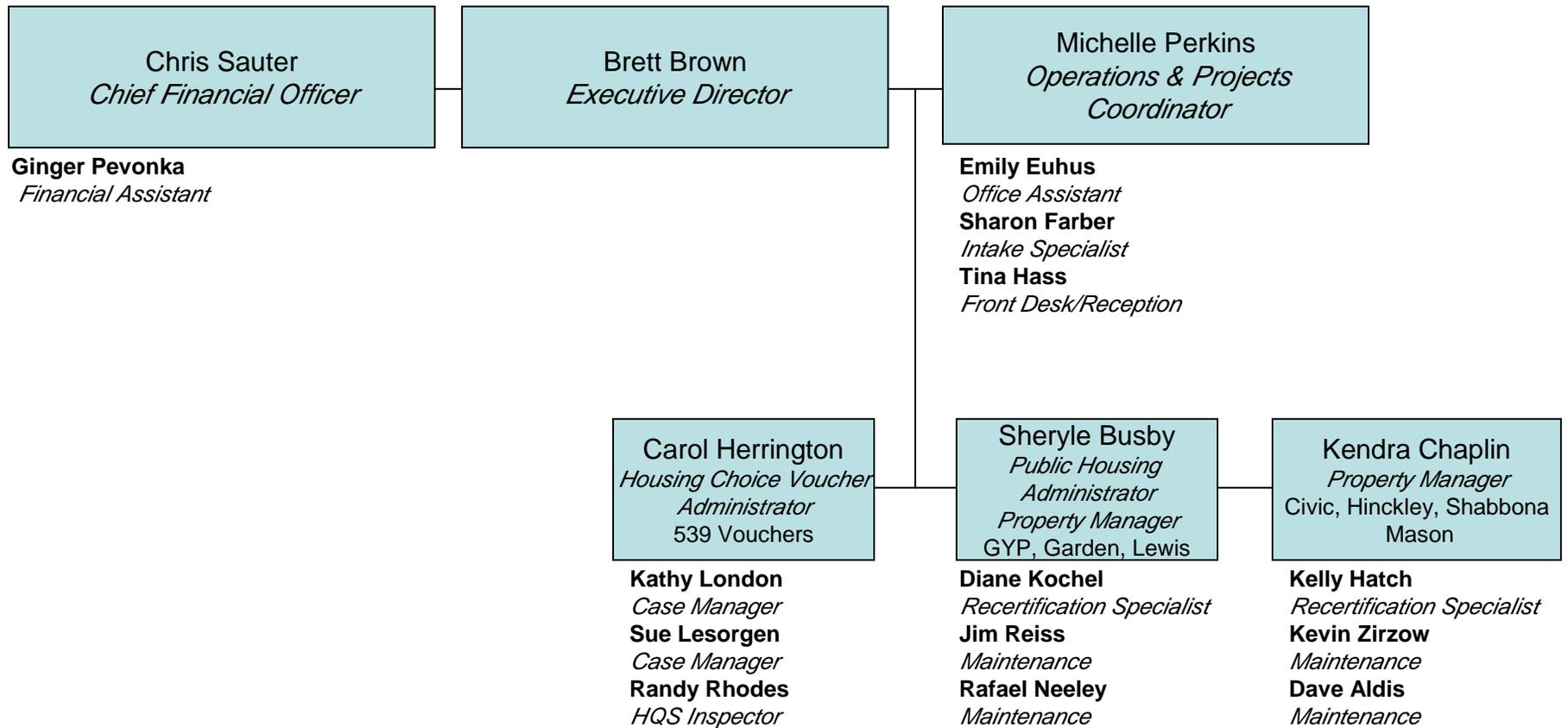
DeKalb County Housing Authority is meeting the requirements of the Carbon Monoxide Alarm Detector Act (Public Act 94-0741), effective January 1, 2007 by:

1. Twice notifying (October 2006 and December 2006) all owners renting to DeKalb County Housing Authority HCV participants of the Public Act 94-0741. We have informed them that failure to comply will result in a failed HQS inspection and possible loss of tenant and is a Class B misdemeanor.
2. All DCHA public housing units are in compliance with this act, as DCHA has installed appropriate detectors in all required areas.
3. Likewise all landlords and tenants have been and will be informed that tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction, and a Class 4 felony in the case of a second or subsequent conviction.
4. DCHA has incorporated Public Act 94-0741 requirements in to all HQS inspections, in to our Administrative Plan and our ACOP.
5. Any unit that fails to comply with the Act will not be accepted for occupancy.

DeKalb County Housing Authority is meeting the requirements of the Violence Against Women Act (Public Law 109-162), effective January 5, 2006 by:

1. Continuing to operate in a manner that weighs all factors relevant to a decision to terminate assistance.
2. Adhering to the Public Law 109-162 such that an applicant or participant [that] is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission. This applies to both of DeKalb County Housing Authority low-income public housing program and the Section 8 Housing Choice Voucher program.
3. Continuing to display PIH Notice 2006-23 at its public housing sites and main office notifying all applicants, program participants and general public of the VAWA.
4. The DCHA Low-Income Public Housing program and the Section 8 Housing Choice Voucher program process enable DCHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by connecting families with local agencies and resources equipped with trained professionals able to assist with the situation. DCHA meets this requirement by providing all applicants and program participants with the information of social service agencies specializing in abuse.
5. DCHA provides notification of the VAWA at all Section 8 recertifications and briefings, and Low-Income Public Housing admissions and recertification's, by incorporating VAWA in to its recertification, briefing and admissions materials.

DCHA Organizational Chart December 2006



Statement of Progress in Meeting the 5 Year Plan Mission and Goals

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.

DCHA continues to pursue its mission to provide quality affordable housing in DeKalb County, Illinois, focusing primarily on operation and maintenance of existing programs. We work closely with our residents and local law enforcement agency to maintain communication and foster a sense of community in each of our housing sites. Our properties are predominantly drug and crime free. DCHA continues to partner with community agencies bringing opportunities to our residents.

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.

Over the last year DCHA has begun review and evaluation of its internal processes. To date, our application process has been streamlined and evaluation of other areas is underway. DCHA maintains its compliance with HUD regulations and continues to operate in the most efficient and effective manner that best serves our program participants and utilizes funds appropriately.

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

DCHA does not anticipate sufficient funding from HUD to bring about any increase in the overall supply of affordable housing this year, but DCHA will continue to operate in a manner designed to maximize the availability of existing affordable units.

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

We are continuing our efforts to increase self-sufficiency via posted communications of community courses, training and job fairs. DCHA continues to look for new avenues that will bring information and opportunities to our residents.

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

We continue to foster resident participation in our resident councils and all resident associations and activities. Our resident council is very active with social activities that engage the entire building. DCHA continues to increase its relationships with community agencies in an effort to bring forth educational opportunities to our residents.

ATTACHMENT G

Criteria for Substantial Deviations and Significant Amendments to the PHA Plan

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. In the event of significant amendment or substantial deviation to the policies or activities described in the Annual Plan the PHA will subject a change to full public hearing and HUD review before implementation.

The Housing Authority of DeKalb County, Illinois, has established these basic criteria as a Substantial Deviation and Significant Amendment or Modification:

1. Changes to admissions policies or organization of the waiting list.
2. Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.