

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	-------------------------------------------------------------------------------------------------	------------------------------------------------

1.0	PHA Information PHA Name: <u>DeKalb County Housing Authority</u> PHA Code: <u>IL089</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>280</u> Number of HCV units: <u>539</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>Next 5 yr plan is 4/1/2010 – 3/31/2015. January 2010 DCHA must submit next 5 – year plan. ** Fall 2009 planning process with capital fund/RAB, etc....</i>				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>None within this new format.</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>DCHA PHA Plan is located in our lobby at our main office at 310 N. 6th Street in DeKalb, IL. A copy can be obtained at any time at our satellite offices.</i>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>DCHA has evaluated several sources of information to assess current housing needs within DeKalb County. Sources include our own Public Housing and Housing Choice Voucher waiting lists, the City of DeKalb 2005-2009 Consolidated Plan, 2000 Census Data and various other sources. Although exact numbers are not known it is apparent that the primary need faced by very low- and low-income persons is and will continue to be the availability of affordable housing.</i></p> <ul style="list-style-type: none"> <i>** Within the City of DeKalb numbers indicate a high level of need for low-income housing. A significant part of that number includes the student population.</i> <i>** Affordable housing for families proves to be the second highest need in the DeKalb County area.</i> <i>** Approximately 3% of the Counties population is elderly, most of who own their own homes. Rental options for seniors include three assisted living facilities and four subsidized facilities non-specific to seniors. Non-student oriented affordable housing is the biggest barrier for the elderly population.</i> <i>** Minorities account for less than 10% of the counties population according to a 2004 special census. Seventy percent of DCHA's waiting list consists of minorities.</i> <i>** As of 12/08 DCHA's unduplicated waiting list consists of over 1400 applicants in need of housing assistance. Of the 1400+ applicants 75% are families with children, 3% are elderly, 15% are disabled.</i> <i>** Of the 1400+ applicants 85% are at or below 30% of the median income range.</i> <p><i>Within DeKalb County there is a shortage of affordable housing in our service area and existing affordable housing is not ideally disbursed geographically.</i></p>
------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>9.1</p>	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>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 staff and comply with HUD's Asset Management changes.</i></p> <p><i>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 will continue to have a group of ready applicants that are processed to move into the unit immediately upon the unit being turned over to management from maintenance. In our Housing Choice Voucher program our goal is to maintain a lease-up rate between 98% and 100% subject to Federal funding dollars. DCHA will also apply for additional Housing Choice Vouchers should they become available.</i></p> <p><i>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. HUD continues to substantially under fund DCHA's public housing capital funds program needs. Capital fund projects for 2007, 2008 and 2009 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.</i></p> <p><i>As HUD's Asset Management 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.</i></p>
------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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.

5 – Year Plan **Goals/Progress on Goal**

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.

10.0 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.***

DCHA staff continually works with residents and resident council members to foster participation. However, because of our "special needs" population it has become increasingly difficult for our residents to function as a council without significant DCHA staff involvement. DCHA continues to increase its relationships with community agencies in an effort to bring forth educational opportunities to our residents.

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.*

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
--------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

ATTACHMENT A**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.

ATTACHMENT B

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.

Mason Court

patios in the back fenced in.

roof dryer vents

~~concrete parking lot behind 100's shed~~

replant planter (fill in gaps)

Playground equipment

Trash can

Outside light fixtures



GAP

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	1127D-507 East Taylor St. DeKalb, GA 30115 (AKA Green Water Phog)
Requested Improvement:	Leak and faucet WATER!! Can't use hot water to wash clothes whenever turn yellow along with ^{white} pipes. Water smells, like chlorine in sinks and tub. Need to use other products to help remove stains (Extra cost to residents) Don't and cannot cook in a microwave tub.

Location:	Same as above.
Requested Improvement:	Back door - Very difficult to open when windy - Rain's blow back coming in and going out. At times it is very difficult to remove key from lock. Maybe some kind of awning could be put up to help block wind etc.

Location:	Same as above
Requested Improvement:	When new cabinets + sinks were installed in my apt. No caulking was put in the opening ^{where} the the sink goes in. As a result water runs down the front of cabinet (if sink not very caulked and fits on the top of double door ^{leaking} leaking ^{leaking} leaking on doors.

Location:	Same as above.
Requested Improvement:	Would it be possible to have an exhaust fan in bathroom, which would help in 2 ways. Remove steam from bathroom and would help to remove "smoke" when burning because it would help because the smoke alone would not go off.

Smackey #610



GYP

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	Internal wiring
Requested Improvement:	Comcast desperately need updating.

Location:	General
Requested Improvement:	Please list "House Rules" updates

Location:	
Requested Improvement:	

Location:	
Requested Improvement:	



DeKalb County Housing Authority
Capital Funds Improvements
Residents Preference Survey 2008

GYP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, Kathy Baker, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	507 E Taylor
Requested Improvement:	please, please, please to something about water. When I run my water in the Am to shower- it

Location:	makes me gag (the smell)
Requested Improvement:	plus I can't afford to buy water to drink.

Location:	
Requested Improvement:	

Location:	
Requested Improvement:	



Housing Authority of
the County of DeKalb

Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

GTP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	Salden Years Playa
Requested Improvement:	<ol style="list-style-type: none"> ① } Fix no water ② } water is suppose to be ③ } orderless and colorless not ④ } orange water as one of

Location:	lives basic necessities, !/
Requested Improvement:	

Location:	
Requested Improvement:	

Location:	
Requested Improvement:	



Housing Authority of
the County of DeKalb
Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

GYP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:
Requested Improvement: I would like the cameras in place and working so you can see what is happening in the building.

Location:
Requested Improvement: (Course - Water - Keep working on it!! Replace that hot water heater and get rid of that smell.

Location:
Requested Improvement: The bug problem is unbearable - As soon as people move in - can't they be sprayed and just as a real thing to do (at their boxes and stuff)

Location:
Requested Improvement: Screen - new residents - it seems like there are no more anymore.



DeKalb County Housing Authority
Capital Funds Improvements
Residents Preference Survey 2008

GYP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	GYP
Requested Improvement:	CLOSER MONITORING OF INDIVIDUAL APTS FOR UPKEEP. IF THEY ARE UNCLEAN AND/OR HAVE THINGS PILED UP - GIVE THEM NOTICE TO TAKE CARE OF IT. ONCE A YEAR IS NOT ENOUGH. THIS HOL BUG SITUATION IS RIDICULOUS!

Location:	GYP
Requested Improvement:	WE NEED & HAVE NEEDED A NIGHT WATCHMAN FOR QUITE SOME TIME. THERE IS A NEED FOR A REAL PERSON IN ADDITION TO CAMERAS. CAMERAS* ARE GREAT BUT CANNOT HEAR OR SEE INSIDE OF APTS. A PERSON CHECKING FLOORS WOULD HELP. * IF WE EVER ACTUALLY GET THEM

Location:	GYP
Requested Improvement:	KEEP IN MIND THAT THE ELDERLY & PHYSICALLY HANDICAPPED ALSO HAVE RIGHTS. POSSIBLY NOTICES COULD BE SENT TO CURRENT RESIDENTS & GIVEN TO NEW ONES WARNING AGAINST BOTHERING RESIDENTS FOR MONEY, ETC. ALSO WARNING RESIDENTS NOT TO LOAN MONEY TO PEOPLE THEY DON'T KNOW. IF THEY ARE RESPECTED, REPORT IT TO THE OFFICE.

Location:	
Requested Improvement:	



Housing Authority of
the County of DeKalb
Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

GYP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	DeKalb Hi Rise
Requested Improvement:	The water is still awful. Yellow & sometimes brown.

Location:	DeKalb Hi Rise
Requested Improvement:	The lawn is full of weeds and bare spots.

Location:	DeKalb Hi Rise
Requested Improvement:	Fix the windows. They rattle terribly when its windy.

Location:	DeKalb Hi Rise
Requested Improvement:	Get the drugs out of the building. Protect the innocent instead of the guilty. This place is getting scary! And dangerous!



Housing Authority of
the County of DeKalb
Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

6-4P

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	coffee room
Requested Improvement:	INSTEAD of or alongside the ^{vending} candy machine, a food machine like at Altgeld Hall w/ sandwiches, apples, water & milk in it.

Location:	
Requested Improvement:	

Location:	
Requested Improvement:	

Location:	
Requested Improvement:	



6-4P

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, *[Signature]*, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:
Requested Improvement: Cooler hallways in Summer

Location:
Requested Improvement: Get rid of smell in hot water. Or tell us what to do or by to get rid of it.

Location:
Requested Improvement: More light in parking lot.

Location:
Requested Improvement: More vending machines. Soup, sandwiches, fruit granola bars etc.



Housing Authority of
the County of DeKalb
Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

GYP

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location: HIRISE

Requested Improvement:

FINISH ROPIING WINDOWS BEFORE IT GETS ANY COLDER.

Location: HIRISE

Requested Improvement:

CEMENT WALKWAY TO BUS SHELTER
CLEAN TOP OF SHELTER SO WATER DRAINS PROPERLY

Location: HIRISE

Requested Improvement: WATER STILL HAS FOUL ODOR & IS DIS COLORED

Location: HIRISE

Requested Improvement: REMOVE THE MOSTLY DEAD TREES OUT FRONT SO THEY STOP DROPPING DEAD LIMBS & PLANT A FEW NEW HEALTHY ONES



DeKalb County Housing Authority
Capital Funds Improvements
Residents Preference Survey 2008

648

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:	Hi Rise
Requested Improvement:	IN SPRING RESEED LAWN IN FRONT TO CORRECT THE WOOD FILLED AREAS AND BALD PATCHES

Location:	Hi Rise
Requested Improvement:	EN FORCE DRUG POLICY

Location:	Hi Rise
Requested Improvement:	EN FORCE 14 DAY EN VISITOR RULES THE SAME FOR ALL RESIDENTS

Location:	Hi Rise
Requested Improvement:	CLEAN COMMON AREA REGULARLY & BETTER



Housing Authority of
the County of DeKalb
Open the Door to Independence

DeKalb County Housing Authority

Capital Funds Improvements

Residents Preference Survey 2008

648

Each year staff from the Housing Authority meets with members of the Resident Advisory Board to discuss mid-to-long-term planning for physical improvements and maintenance priorities for the Authority's owned and operated residential properties. Planning discussions focus primarily on a broad view 5-year plan.

To help in this process, _____, a fellow program participant, has agreed to solicit input on possible improvements and desired maintenance work at the Authority's owned and operated residential properties. In the spaces provided below, please describe (in order of priority) any work or improvements you would like to see.

Location:
Requested Improvement:
Get Rid

Location:
Requested Improvement:
of

Location:
Requested Improvement:
Drug Addicts

Location:
Requested Improvement:
and Gangs

and sex offenders!



The following items are results from a survey administered by the 2009 Resident Advisory Board (RAB). All items have been considered and evaluated by the DeKalb County Housing Authority and have been itemized into the following categories:

- Capital Fund Project:** Items that are large in scale and dollars
- Maintenance:** Items that fall underneath general building maintenance.
- Operations:** Items that deal with policy and procedure

89-1 Golden Years Plaza (AMP 1)

Capital Fund Projects

Water Quality: This issue is continually under evaluation. DCHA is in the process of acquiring a Physical Needs Assessment (PNA) for GYP that will provide a comprehensive plumbing evaluation. Based on the evaluation results will determine a building wide plumbing improvement plan.

Since 2008 a water filtration system has been implemented as a temporary means of improving the water quality. In the first part of 2009 major pipes and the hot water tank located in the boiler room will be replaced at an estimated to cost \$40,000.

Security: A new security system including key swipe entry to the property will be fully active December 2008 with a cost of \$85,000.

No new capital projects were discussed for Golden Years Plaza this year. DCHA will continue to pursue the already identified projects as soon as funds become available (See Master List of Projects)

Maintenance

Preventative Maintenance: DCHA will be instituting an enhanced preventative maintenance plan beginning January 2009. With this plan DCHA hopes to alleviate a significant portion of resident driven work orders by addressing failing equipment and or issues before a problem arises.

Operations

Resident Behavior: DCHA adheres to a strict admissions policy. All residents have a national criminal background check performed, sex offender check, and previous tenancy check with prior landlords. DCHA strictly enforces its lease and maintains 504 and FHEO compliance.



310 N. Sixth Street
DeKalb, IL 60115
Phone: 815-758-2692
Fax: 815-758-4190
www.dekcohousing.com

Capital Fund Planning 2009

Resident Advisory Board Survey Results

89-2 Lewis Court Apartments (AMP 3)

Capital Fund Projects

No new capital projects were discussed for Lewis this year. DCHA will continue to pursue the already identified projects as soon as funds become available (See Master List of Projects)

Maintenance

Preventative Maintenance: DCHA will be instituting an enhanced preventative maintenance plan beginning January 2009. With this plan DCHA hopes to alleviate a significant portion of resident driven work orders by addressing failing equipment and or issues before a problem arises.



89-3 Civic Apartments (AMP 2)

Capital Fund Projects

Elevator Renovation: DCHA is in the process of developing a comprehensive plan for the elevator renovation. Cost for physical renovation is estimated at \$145,000 and will take approximately 8-10 weeks barring any complications. A temporary relocation of some residents will need to take place. Relocation costs are estimated at approximately \$100,000. DCHA will be going out for bid on qualified companies to perform the renovation and entering into an agreement with an architect. Target for renovation is summer 2009.

Security: A new security system including key swipe entry to the property will be implemented late 2009 with an estimated cost of \$45,000.

No new capital projects were discussed for Golden Years Plaza this year. DCHA will continue to pursue the already identified projects as soon as funds become available (See Master List of Projects)

Maintenance

Preventative Maintenance: DCHA will be instituting an enhanced preventative maintenance plan beginning January 2009. With this plan DCHA hopes to alleviate a significant portion of resident driven work orders by addressing failing equipment and or issues before a problem arises.



89- 4 Mason Court Apartments (AMP 2)

Capital Fund Projects

Backyard Patios: This item will be considered for addition to the Capital Fund Projects

DCHA will continue to pursue the already identified projects as soon as funds become available (See Master List of Projects)

Maintenance

Fix Outside lights: DCHA is working on a lighting improvement plan. We plan to get additional lighting and switch to brighter bulbs in current outside lights.

Dryer Vents: DCHA will investigate a better solution for dryer venting.

Planters: DCHA will discuss with grounds personnel the high allergen producing plants currently in the planters and seek a less allergen producing plant.

Garbage Can: DCHA will investigate getting an additional "concrete" garbage can for the West parking area.

Preventative Maintenance: DCHA will be instituting an enhanced preventative maintenance plan beginning January 2009. With this plan DCHA hopes to alleviate a significant portion of resident driven work orders by addressing failing equipment and or issues before a problem arises.



89- 5 Garden Estate Apartments (AMP 3)

Capital Fund Projects

No new capital projects were discussed for Garden Estates this year. DCHA will continue to pursue the already identified projects as soon as funds become available (See Master List of Projects).

Maintenance

Preventative Maintenance: DCHA will be instituting an enhanced preventative maintenance plan beginning January 2009. With this plan DCHA hopes to alleviate a significant portion of resident driven work orders by addressing failing equipment and or issues before a problem arises.

Dumpster Relocation: DCHA is investigating alternative locations for the dumpster.

Speed Bump: DCHA has decided not to put a speed bump in the parking lot of Garden Estates. DCHA asks residents to please be aware of the traffic going through the parking lot and provide license plate numbers, date & time of speeding incident.

Concrete Repair: DCHA will have the concrete slab located by the handicapped parking stall repaired as soon as possible.

Gutter & Ice: DCHA will provide additional buckets of salt to tenants requesting it. Gutter dripping issue will be monitored and fixed.

Window Locks: DCHA will consult with the fire department for a 2nd story window lock safety evaluation and or recommendation.

Operations

Children at Play signs: DCHA will order signs for placement.

Dangerous Raccoon: Animal control has already been called. It is very expensive to remove raccoons. Because of the location of Garden Estates being close to a park the ability to eliminate raccoons from the property is not possible. DCHA will continue to monitor the situation and take feedback from residents.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. IL06P089501-07		2007	
DeKalb County Housing Authority - IL089		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2007	
Type of Grant					
<input type="checkbox"/> Original Annual Statement					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0	\$0		
3	1408 Management Improvements	\$44,805	\$44,805	\$6,644.14	\$6,644.14
4	1410 Administration (may not exceed 10% of line 21)	\$42,182	\$42,182	\$42,182	\$39,881.91
5	1411 Audit	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0		
7	1430 Fees and Costs	\$0	\$0		
8	1440 Site Acquisition	\$0	\$0		
9	1450 Site Improvement	\$33,374	\$560	\$560	\$560
10	1460 Dwelling Structures	\$291,144	\$230,502	\$50,613.86	\$23,258.41
11	1465.1 Dwelling Equipment—Nonexpendable	\$700	\$0		
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$130,000		
14	1485 Demolition	\$0	\$0		
15	1492 Moving to Work Demonstration	\$0	\$0		
16	1495.1 Relocation Costs	\$0	\$0		
17	1499 Development Activities ⁴	\$0	\$0		
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0		
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$0	\$0		
19	1502 Contingency (may not exceed 8% of line 20)	\$35,844	\$0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$448,049.00	\$448,049	\$100,000	\$70,344.46
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security – Soft Costs	0			
24	Amount of line 20 Related to Security – Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	0			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2007	
PHA Name: DeKalb County Housing Authority - IL089	Grant Type and Number Capital Fund Program Grant No.: IL06P089501-07 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Line Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹	Expended
Signature of Executive 	Total Estimated Cost	Revised ²	Obligated
Date	Original	Signature of Public Housing Director	
Date	Date	Date	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: DeKalb County Housing Authority - IL089		Grant Type and Number Capital Fund Program Grant No: IL06P089501-07 Replacement Housing Factor Grant No:			CFFP (Yes/No): N		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide Activits	Management Improvements	1408	100%	\$44,805	\$44,805	\$6,644.14	\$6,644.14	In Progress	
PHA-Wide	Administration	1410	100%	\$42,182	\$42,182	\$42,182	\$39,881.91	In Progress	
IL089-01	Replace 2 Boilers/Plumbing	1460	100%	\$90,000	\$37,066.81	\$23,258.41	\$23,258.41	In Progress	
IL089-01	Physical Needs Assessment	1450	100%	\$15,000	\$0	\$0	\$0	Revised	
IL089-02	Landscaping	1450	100%	\$861	\$0	\$0	\$0	Revised	
IL089-02	Shed Doors	1460	100%	\$15,400	\$0	\$0	\$0	Revised	
IL089-03	Elevator Renovation	1460	100%	\$84,557	\$0	\$0	\$0	Revised	
IL089-04	Landscaping	1450	100%	\$3,000	\$0	\$0	\$0	Revised	
IL089-04	Carpet	1460	100%	\$2,800	\$0	\$0	\$0	Revised	
IL089-04	Interior Doors	1460	100%	\$22,769	\$0	\$0	\$0	Revised	
IL089-04	Refrigerators	1465	100%	\$700	\$0	\$0	\$0	Revised	
IL089-05	Parking Lot	1460	100%	\$5,000	\$0	\$0	\$0	Revised	
IL089-05	Beautification	1450	100%	\$12,513	\$0	\$0	\$0	Revised	
IL089-05	Landscaping	1450	100%	\$2,000	\$560	\$560	\$560	Completed	
IL089-01	Security System	1475	100%	\$0	\$85,000	\$0	\$0	Revised	
IL089-01	Bathubs and Walk in Showers	1460	100%	\$70,618	\$0	\$0	\$0	Revised	
IL089-03	Elevator Renovation	1460	100%	\$0	193,435.19	\$27,355.45	\$0	Revised	
PHA-Wide	Contingency	1502	100%	\$35,844	\$0	\$0	\$0	Revised	
IL089-03	Security System	1475	100%	\$0	\$45,000	\$0	\$0	Revised	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **DeKalb County Housing Authority - IL089**

Grant Type and Number: **Capital Fund Program Grant No: IL06P089501-08** Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant: **2008**
 FFY of Grant Approval: **2008**

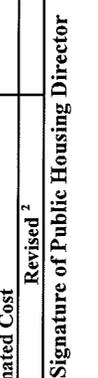
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		\$0			
3	1408 Management Improvements		\$43,552	\$20,263		\$0
4	1410 Administration (may not exceed 10% of line 21)		\$43,552	\$43,552		\$0
5	1411 Audit		\$500	\$0		\$0
6	1415 Liquidated Damages		\$0	\$0		\$0
7	1430 Fees and Costs		\$1,500	\$1,500		\$0
8	1440 Site Acquisition		\$0	\$0		\$0
9	1450 Site Improvement		\$3,000	\$0		\$0
10	1460 Dwelling Structures		\$308,580	\$270,211		\$0
11	1465.1 Dwelling Equipment—Nonexpendable		\$0	\$0		\$0
12	1470 Non-dwelling Structures		\$0	\$0		\$0
13	1475 Non-dwelling Equipment		\$0	\$0		\$0
14	1485 Demolition		\$0	\$0		\$0
15	1492 Moving to Work Demonstration		\$0	\$0		\$0
16	1495.1 Relocation Costs		\$0	\$100,000		\$0
17	1499 Development Activities ⁴		\$0	\$0		\$0
18a	1501 Collateralization or Debt Service paid by the PHIA		\$0	\$0		\$0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$0	\$0		\$0
19	1502 Contingency (may not exceed 8% of line 20)		\$34,842	\$0		\$0
20	Amount of Annual Grant: (sum of lines 2 - 19)		\$435,526	\$435,526		\$0
21	Amount of line 20 Related to LBP Activities		\$0	\$0		\$0
22	Amount of line 20 Related to Section 504 Activities		\$0	\$0		\$0
23	Amount of line 20 Related to Security - Soft Costs		\$0	\$0		\$0
24	Amount of line 20 Related to Security - Hard Costs		\$0	\$0		\$0
25	Amount of line 20 Related to Energy Conservation Measures		\$0	\$0		\$0

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary

PHA Name: DeKalb County Housing Authority - IL089	Grant Type and Number Capital Fund Program Grant No: IL06P089501-08 Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
Signature of Executive Director		Signature of Public Housing Director	
			
Date		Date	
		Obligated	Expended

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: DeKalb County Housing Authority - IL089		Grant Type and Number Capital Fund Program Grant No: IL06P089501-08 CFFP (Yes/No): N			Federal FFY of Grant: 2008			Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide	Management Improvements, Training	1408	100%	\$43,552	\$20,263	\$0	\$0	Not Started	
PHA-Wide	Administration	1410	100%	\$43,552	\$43,552	\$0	\$0	Not Started	
IL089-01	Bathtubs/Walkin showers/Plumbing	1460	100%	\$98,253	\$0	\$0	\$0	Not Started	
IL089-01	Security Upgrade	1460	100%	\$70,000	\$0	\$0	\$0	Not Started	
IL089-02	Modernization	1460	100%	\$15,579	\$5,000	\$0	\$0	Not Started	
IL089-03	Elevator Renovation	1460	100%	\$103,253	\$0	\$0	\$0	Not Started	
IL089-03	Relocation Costs	1495.1	100%	\$0	\$100,000	\$0	\$0	Not Started	
IL089-03	Modernization	1460	100%	\$0	\$5,000	\$0	\$0	Not Started	
IL089-04	Modernization	1460	100%	\$2,800	\$5,000	\$0	\$0	Not Started	
IL089-05	Modernization	1460	100%	\$0	\$5,000	\$0	\$0	Not Started	
PHA-Wide	Audit	1411	100%	\$500	\$0	\$0	\$0	Not Started	
PHA-Wide	Fees & Costs	1430	100%	\$1,500	\$1,500	\$0	\$0	Not Started	
PHA-Wide	Contingency	1502	100%	\$34,842	\$0	\$0	\$0	Not Started	
IL089-01	Plumbing	1460	100%	\$0	\$175,211	\$0	\$0	Not Started	
IL089-01	Modernization	1460	100%	\$0	\$5,000	\$0	\$0	Not Started	
IL089-04	Landscaping	1450	100%	\$3,000	\$0	\$0	\$0	Not Started	
IL089-05	Security Camera System	1460	100%	\$18,695	\$0	\$0	\$0	Not Started	
IL089-03	Elevator Renovation	1460	100%	\$0	\$70,000	\$0	\$0	Not Started	
TOTAL				\$435,526	\$435,526	\$0	\$0		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2009	
Housing Authority of the County of DeKalb		Date of CFFP: 2		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/>		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$6,000			
3	1408 Management Improvements	\$90,000			
4	1410 Administration (may not exceed 10% of line 21)	\$90,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$233,120			
10	1460 Dwelling Structures	\$733,800			
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures	\$25,000			
13	1475 Non-dwelling Equipment	\$60,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$25,000			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,297,920			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs	\$85,000			
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: _____		FFY of Grant: 2009	
PHA Name: Housing Authority of the County of DeKalb		Replacement Housing Factor Grant No: _____		FFY of Grant Approval: 2009	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹	Expended
					
Signature of Executive Director		Signature of Public Housing Director		Date	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

PHA Name/Number Housing Authority of the County of DeKalb IL-089		Locality (City/County & State) DeKalb, Illinois			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
B. Physical Improvements Subtotal	Annual Statement	\$664,400	\$796,800	\$618,600	\$592,100	
C. Management Improvements		\$70,000	\$60,000	\$60,000	\$57,000	
D. PHA-Wide Non-dwelling Structures and Equipment		\$65,000	\$65,000	0	0	
E. Administration		\$70,000	\$60,000	\$60,000	\$57,000	
F. Other		\$21,500	\$21,500	\$21,500	\$21,500	
G. Operations		\$6,000	\$6,000	\$6,000	\$6,000	
H. Demolition		0	0	0	0	
I. Development		0	0	0	0	
J. Capital Fund Financing – Debt Service		0	0	0	0	
K. Total CFP Funds		\$896,900	\$1,009,300	\$766,100	\$733,100	
L. Total Non-CFP Funds						
M. Grand Total		\$896,900	\$1,009,300	\$766,100	\$733,100	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the County of DeKalb IL-089		Locality (City/county & State) DeKalb, Illinois			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
	Annual Statement					
Golden Years IL-089-01		\$373,650	\$670,000	\$438,650	\$358,500	
Lewis Court IL-089-02		\$ 29,950	\$ 36,800	\$ 29,950	\$ 24,700	
Civic Apartmt.IL-089-03		\$242,800	\$ 38,000	\$ 40,000	\$ 38,000	
Mason Court IL-089-04		\$ 42,800	\$ 53,700	\$ 77,800	\$ 103,700	
Garden Estate IL-089-05		\$ 40,200	\$ 39,200	\$ 32,200	\$ 27,200	
HA Wide - 1406.00		\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
HA Wide - 1408.00		\$70,000	\$60,000	\$60,000	\$57,000	
HA Wide - 1410.00		\$70,000	\$60,000	\$60,000	\$57,000	
HA Wide - 1430.00		\$21,500	\$21,500	\$21,500	\$21,500	
		\$896,900	\$1,009,300	\$766,100	\$733,100	

**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

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	\$2,871.50	\$2,871.50	\$2,871.50	
3	1408 Management Improvements	\$85,030	\$56,728.76	\$56,728.76	\$56,728.76	
4	1410 Administration	\$42,515	\$45,864.27	\$45,864.27	\$45,864.27	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition	\$3,500	\$6,468.91	\$6,468.91	\$6,468.91	
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$14,000	\$12,336.75	\$12,336.75	\$12,336.75	
11	1465.1 Dwelling Equipment—Nonexpendable	\$299,834	\$220,567.06	\$220,567.06	\$220,567.06	
12	1470 Non-dwelling Structures	\$10,250	\$116,291.75	\$116,291.75	\$116,291.75	
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 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$461,129	\$461,129	\$461,129	\$461,129	
22	Amount of line 21 Related to LBP Activities					
24	Amount of line 21 Related to Section 504 compliance					
25	Amount of line 21 Related to Security – Soft Costs					
26	Amount of Line 21 Related to Security – Hard Costs					
	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	\$2,871.50	\$2,871.50	\$2,871.50		
HA -Wide Activities	Management Improvements	1408 00	1	\$85,030	\$56,728.76	\$56,728.76	\$56,728.76		
HA -Wide Activities	Administration	1410 00	1	\$42,515	\$45,864.27	\$45,864.27	\$45,864.27		
HA -Wide Activities	Fees & Costs	1430 00	1	\$3,500	\$6,468.91	\$6,468.91	\$6,468.91		
IL089-01	Replace Kitchen Cabinets/Vanities	1460 00	30 units	\$113,972	\$102,590.33	\$102,590.33	\$102,590.33		
IL089-01	Air Condition Hallways	1460 00	8 Floors	\$81,062	\$11,471.05	\$11,471.05	\$11,471.05		
IL089-01	Vinyl Floors Bathrooms/Kitchens	1460 00	70 units	\$25,000	\$29,611.59	\$29,611.59	\$29,611.59		
IL089-01	Refrigerators	1465 10	9 units	\$3,000	\$6,286	\$6,286	\$6,286		
IL089-01	Lighted Medicine Cabinets	1460 00	50 units	\$15,000	\$20,645.28	\$20,645.28	\$20,645.28		
IL089-01	Carpeting	1460 00	Varies	\$6,000	\$2,190.52	\$2,190.52	\$2,190.52		
IL089-01	Replacement Window A/C Units	1465 10	10 units	\$2,500	\$1,845	\$1,845	\$1,845		
IL089-01	Replace ovens/cooktops/hoods	1465 10	10 units	\$0	\$1,170	\$1,170	\$1,170		
IL089-01	Replace Emergency Generator	1465 1	1 unit	\$0	\$98,355.30	\$98,355.30	\$98,355.30		
IL089-01	Landscaping	1450 00	1	\$3,000	\$0	\$0	\$0		
IL089-02	Refrigerators	1465 00	1	\$350	\$2,747	\$2,747	\$2,747		
IL089-02	Landscaping	1450 00	1	\$2,000	\$0	\$0	\$0		
IL089-02	Carpet Bedrooms/LR/Tile Kitchen	1460 10		\$18,000	\$1,765.55	\$1,765.55	\$1,765.55		
IL089-03	Vinyl Floors Kitchen/Bathroom	1460 00	18 units	\$13,000	\$12,060.90	\$12,060.90	\$12,060.90		
IL089-03	Replace Window A/C Units	1465 10	5 units	\$2,000	\$2,211.45	\$2,211.45	\$2,211.45		
IL089-03	Landscaping	1450 00	1	\$1,000	\$0	\$0	\$0		
IL089-03	Carpeting Apartments	1460 00	Varies	\$3,000	\$1,902.16	\$1,902.16	\$1,902.16		
IL089-03	Refrigerators	1465 10	3 each	\$1,000	\$2,747	\$2,747	\$2,747		
IL089-04	Carpeting Apartments	1460 00	Varies	\$2,800	\$567.12	\$567.12	\$567.12		
IL089-04	Additional Drainage	1450 00	1	\$3,000	\$8,054	\$8,054	\$8,054		
IL089-04	Refrigerators	1465 00	2 each	\$700	\$620	\$620	\$620		
IL089-04	Replace Kitchen Tile Flooring	1460 00	1	\$12,000	\$28,080	\$28,080	\$28,080		
IL089-04	Landscaping	1450 00	1	\$3,000	\$3,100	\$3,100	\$3,100		
IL089-05	Refrigerators	1465 10	2 each	\$700	\$310	\$310	\$310		
IL089-05	Carpeting Apartments	1460 00	Varies	\$2,000	\$0	\$0	\$0		
IL089-05	Landscaping	1450 00	1	\$2,000	\$1,182.75	\$1,182.75	\$1,182.75		
IL089-05	Ceiling Fan/Light Bedrooms	1460 10	16 units	\$8,000	\$9,682.56	\$9,682.56	\$9,682.56		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: IL06S08950109		2009	
DeKalb County Housing Authority - IL089		Replacement Housing Factor Grant No:		2009	
Date of CFFP:		Revised Annual Statement (revision no:)		FFY of Grant Approval:	
Type of Grant		Final Performance and Evaluation Report		2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0	\$0		
3	1408 Management Improvements	\$0	\$0		
4	1410 Administration (may not exceed 10% of line 21)	\$0	\$0		
5	1411 Audit	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0		
7	1430 Fees and Costs	\$0	\$0		
8	1440 Site Acquisition	\$0	\$0		
9	1450 Site Improvement	\$0	\$0		
10	1460 Dwelling Structures	\$888,000	\$0		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0		
12	1470 Non-dwelling Structures	\$0	\$0		
13	1475 Non-dwelling Equipment	\$0	\$0		
14	1485 Demolition	\$0	\$0		
15	1492 Moving to Work Demonstration	\$0	\$0		
16	1495.1 Relocation Costs	\$0	\$0		
17	1499 Development Activities ⁴	\$0	\$0		
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0	\$0		
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0		
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$888,000	\$0		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security – Soft Costs	0			
24	Amount of line 20 Related to Security – Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	0			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary			
PHA Name: DeKalb County Housing Authority - IL089	Grant Type and Number Capital Fund Program Grant No: ILL06S08950109 Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
		Obligated	Expended

