

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

Aurora Housing Authority Plan IL06-P090

**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: Aurora Housing Authority

PHA Number: IL06-PO90

PHA Fiscal Year Beginning: 04/01/2003

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 2000 - 2004
[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)

It is the mission of the Aurora Housing Authority to promote the original philosophy of public housing as a temporary helping hand by providing housing assistance to those in need with understanding, respect and professionalism without discrimination.

The primary focus of our mission is to provide and maintain quality, affordable housing within a safe, stable environment while promoting available educational, employment, economic development and self sufficiency programs and initiatives for the residents we serve to enhance their lives and increase opportunities for upward mobility and independent lifestyles.

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 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

hou

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)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

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.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
Executive Summary	
i. Table of Contents	
Housing Needs	
1. Financial Resources	12
2. Policies on Eligibility, Selection and Admissions	13
3. Rent Determination Policies	23
4. Operations and Management Policies	29
5. Grievance Procedures	31
6. Capital Improvement Needs	32
7. Demolition and Disposition	48
8. Designation of Housing	49
9. Conversions of Public Housing	50
10. Homeownership	52
11. Community Service Programs	53
12. Crime and Safety	56

13. Pets (Inactive for January 1 PHAs)	58
14. Civil Rights Certifications (included with PHA Plan Certifications)	64
15. Audit	64
16. Asset Management	64
17. Other Information	65

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 **IL090c01**
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan
- 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)

Performance and Evaluation Report for IL06-P090-501-00 IL090a01

Performance and Evaluation Report for IL06-P090-501-01 IL090b01

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:	5 Year and Annual

Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	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: PHA board certifications of compliance with 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 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
	housing flat rents check here if included in the public housing X A & O Policy	
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy X	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan X	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 check here if included in the public housing A & O Policy X	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan X	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
	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
	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
	Approved or submitted applications for demolition	Annual Plan:

Applicable & On Display	Supporting Document	Applicable Plan Component
	and/or disposition of public housing	Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) 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
	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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Income <= 30% of AMI	4,499	2,416	N/A	1,894	N/A	189	N/A
Income >30% but <=50% of AMI	2,392	978	N/A	N/A	N/A	189	N/A
Income >50% but <80% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	2,027	1,180	N/A	846	N/A	1	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (ACHAS@) dataset
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	335		Varies
Extremely low income <=30% AMI	323	96.41%	
Very low income (>30% but <=50% AMI)	12	3.58%	
Low income (>50% but <80% AMI)	0	0	
Families with children	335	100%	
Elderly families	0	0	
Families with Disabilities	18	5.37%	
Race/ethnicity- B	240	71.64%	
Race/ethnicity - W	91	27.16%	

Race/ethnicity - O	4	1.18%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	
2 BR	279	83.28%	
3 BR	48	14.32%	
4 BR	3	.7%	
5 BR	3	.7%	
5+ BR	2	.6%	
Is the waiting list closed (select one)? No Yes			
If yes:			
B. How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<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	1,291		Varies
Extremely low income <=30% AMI	1,229	95.21%	
Very low income (>30% but <=50% AMI)	60	4.64%	
Low income (>50% but <80% AMI)	2	.15%	

Families with children	1,024	79.31%	
Elderly families	53	4.1%	
Families with Disabilities	214		
Race/ethnicity - B	898	69.55%	
Race/ethnicity - W	383	29.66%	
Race/ethnicity - O	10	.77%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? No Yes</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

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.

(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)

B. 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)

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)

Provide reasonable accommodations to persons with disabilities as requested (i.e., audio/visual assistance devices, ramps, grab bars, etc.).

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)

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)

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,

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	1,750,580	
b) Public Housing Capital Fund	1,365,232	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,700,000	
f) Public Housing Drug Elimination Program (including any	0	

Sources	Planned \$	Planned Uses
Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,020,000	
Capital Fund	500,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	9,335,812	

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)

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) **The AHA attempts to obtain criminal records from the FBI or NCIC if a persons' criminal record indicates there may be a record with one of the information sources.**

(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?

None

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)

a. 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**)

1. 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)

3. If the PHA will employ admissions preferences, please prioritize by placing a A1 in the space that represents your first priority, a A2 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 A1 more than once, A2 more than once, etc.

1 Date and Time

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

Other preferences (select all that apply)

- 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
- Other preference(s) (list below)

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 (**orientation**)
- 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 A 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:

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:

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) **The PHA attempts to obtain criminal records from the FBI or NCIC if a persons criminal record indicates there may be a record with one of the information sources.**

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(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:

Extensions must be requested and are reviewed on a case by case basis.

(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)

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 a 1 more than once, a 2 more than once, etc.

 1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 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
- Other preference(s) (list below)

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 area 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

The AHA does not any Special Purpose Section 8 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)

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

- Through published notices
- Other (list below)

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:

MINIMUM RENT

The AHA has set the minimum rent at **\$25.00**. However if the family requests a hardship exemption, the AHA will immediately suspend the minimum rent for the family until the AHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
 - 1. When the family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program;
 - 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - 4. When the family has an increase in expenses because of changed circumstances, for medical costs, child care, transportation, education, or similar items;
 - 5. When a death has occurred in the family.
- B. There is no minimum rent hardship exception if the hardship is determined temporary. The AHA may request reasonable documentation of hardship circumstances. If the AHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the AHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The AHA will offer a reasonable repayment agreement, however, the family cannot be evicted for non-payment of rent due to the minimum rent hardship.
- D. Long-term hardship. If the AHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. This is done retroactively to the date of the family's request for an exception.
- E. The new minimum rent policies are retroactive to the effective date of the Quality Housing and Work Responsibility Act of October 21, 1998. If a tenant in occupancy has qualified for one of the mandatory hardship exceptions since

October 21, 1998 and was charged a minimum rent, the AHA will make arrangement to reimburse the tenant the overpayment in an equitable manner.

F. Appeals. The family may use the grievance procedure to appeal the AHA's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

a. Rents set at less than 30% than adjusted income

1. ___ Yes ___X_ 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

X 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)

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)
\$100.00 per month income change (increase or decrease).
- Other (list below)

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)
40th percentile of Fair Market Rents (FMR's) for existing comparable housing in the area as established by HUD.

FLAT RENT

The AHA has set a flat rent for each public housing unit. This flat rent amount is based on the Fair Market Rent Schedule established by HUD for the Chicago Metropolitan area which includes Kane County. The amount of the flat rent will be reevaluated annually and adjustments applied. Affected families will be given a 30-day notice of any rent change. Adjustments are applied on the anniversary date for each affected family.

The AHA will post the flat rents at each of the developments and at the central office.

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)

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)

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)

(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)

MINIMUM RENT

The AHA has set the minimum rent at **\$25.00**. However if the family requests a hardship exemption, the AHA will immediately suspend the minimum rent for the family until the AHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting for an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;

3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 4. When the family has an increase in expenses because of changed circumstances, for medical costs, child care, transportation, education, or similar items;
 5. When a death has occurred in the family.
- B. There is no minimum rent hardship exception if the hardship is determined temporary. The AHA may request reasonable documentation of hardship circumstances. If the AHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the AHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The AHA will offer a reasonable repayment agreement, however, the family cannot be evicted for non-payment of rent due to the minimum rent hardship.
- D. Long-term hardship. If the AHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists. This is done retroactively to the date of the family's request for an exception.
- E. The new minimum rent policies are retroactive to the effective date of the Quality Housing and Work Responsibility Act of October 21, 1998. If a tenant in occupancy has qualified for one of the mandatory hardship exemptions since October 21, 1998 and was charged a minimum rent, the AHA will make arrangement to reimburse the tenant the overpayment in an equitable manner.
- F. Appeals. The family may use the grievance procedure to appeal the AHA's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

5. Operations and Management

[24 CFR Part 903.79(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

Select one of the following to describe the PHA's management structure and organization.
 ___ An organization chart showing the PHA's management structure and organization is attached.
X A brief description of the management structure and organization of the PHA follows:

The Aurora Housing Authority operates under the direction of an Executive Director who is hired by a seven member Board of Commissioners. The Board is appointed to five year terms by the Mayor of Aurora. The AHA currently has forty one full time employees. Management staff consists of an Executive Director, Deputy Executive Director, Director of Housing Management and Special Operations and a Director of Business Operations.

B. HUD Programs Under PHA Management

_. List Federal programs administered by the PHA, number of families served at

Program Name	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.)	Expected Turnover
	Units or Families Served at Year Beginning	
Public Housing	483	Varies
Section 8 Vouchers	732	Varies
Section 8 Certificates	0	
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)	461	Varies
Other Federal Programs(list individually)		

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.

-) Public Housing Maintenance and Management: (list below)
 - Admissions and Continued Occupancy Policy;
 - Public Housing Lease;
 - Routine and Preventative Maintenance Policy; and
 - Pest Control Policy (includes cockroach extermination).

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan; and
 - HAP Contract.

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

B. Section 8 Tenant-Based Assistance

1. ___ Yes X 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:

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 Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)
-or-

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

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number IL06-PO90-501-03 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	100,000			
3	1408 Management Improvements	45,000			
4	1410 Administration	136,523			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	119,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	869,709			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Aurora Housing Authority	Grant Type and Number IL06-PO90-501-03 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
11	1465.1 Dwelling Equipment— Nonexpendable	35,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	50,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	10,000			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,365,232			
22	Amount of line 21 Related to LBP Activities	213,000			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	25,000			
25	Amount of Line 21 Related to Security –	0			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number IL06-PO90-501-03 Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	50,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
IL06-PO90-001 Maple Terrace	Exterior, interior and major system repair/replacement	1460	186 units	10,000				
IL06-PO90-003 Jericho Circle	Exterior, interior and major system repair/replacement	1460	146 units	25,000				
IL06-P090-004 Eastwood, Southwind and Indian Trail	A&E services and asbestos abatement services	1408	128 units	78,000				
	Asbestos abatement, modernization of units and exterior, interior and major system repair/replacement	1460	128 units	550,515				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
IL06-P090-005 Centennial House	A&E Services	1408	81 units	3,500				
	Exterior, interior and major system repair/replacement	1460	81 units	8,000				
	Elevator update	1460	2	45,654				
IL06-P090-006 Centennial House	A&E Services	1406	46 units	2,500				
	Exterior, interior and major system repair/replacement	1460	46 units	8,000				
	Elevator update	1460	1	20,000				
IL06-P090-007 & 008 Scattered Sites	A&E Services IBP abatement	1408	61 units	35,000				
	LBP abatement, exterior, interior and major system repair/replacement	1460	61 units	178,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
IL06-P090-009 Scattered Sites	Exterior, interior and major system repair/replacement	1460	9 units	15,000				
Agency Wide	Operations	1406		100,000				
	Management Improvements	1408		20,000				
	Law enforcement services	1408		25,000				
	Administration 2 staff	1410		136,523				
	Vacancy reduction	1460		10,000				
	Appliances	1465		35,000				
	Non-dwelling equipment	1475		50,000				
	Resident relocation	1495		10,000				
Total:				1,365,232				

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

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program No: IL06-PO90-501-03 Replacement Housing Factor No:					Federal FY of Grant: 2003	
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		
IL09-P090-001	6-30-05			6-30-07				
IL09-P090-003	6-30-05			6-30-07				
IL09-P090-004	6-30-05			6-30-07				
IL09-P090-005	6-30-05			6-30-07				
IL09-P090-006	6-30-05			6-30-07				
IL09-P090-007 &008	6-30-05			6-30-07				
IL09-P090-009	6-30-05			6-30-07				
Agency Wide	6-30-05			6-30-07				

(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 (state name -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)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Aurora Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: IL06-P090-501-04 PHA FY: 2004	Work Statement for Year 3 FFY Grant: IL06-P090-501-05 PHA FY: 2005	Work Statement for Year 4 FFY Grant: IL06-P090-501-06 PHA FY: 2006	Work Statement for Year 5 FFY Grant: IL06-P090-501-07 PHA FY:2007
IL06-P090-001	Annual Statement	15,000	20,000	20,000	20,000
IL06-P090-003		30,566	40,143	40,709	40,709
IL06-P090-004		630,000	650,000	660,000	660,000
IL06-P090-005		160,000	38,000	38,000	38,000
IL06-P090-006		78,143	25,000	37,000	37,000
IL06-P090-007		25,000	50,000	50,000	50,000
IL06-P090-008		20,000	98,000	68,000	68,000
IL06-P090-009		15,000	22,566	25,000	25,000
Agency Wide		391,523	421,523	426,523	426,523
CFP Funds Listed for 5-year planning		0 Completed by staff	0 Completed by staff	0 Completed by staff	0 Completed by staff
Replacement Housing Factor Funds		0	0	0	0
		1,365,232	1,365,232	1,365,232	1,365,232

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: IL06-P090-501-04 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: IL06-P090-501-05 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	IL06-P090-001	Exterior, interior and major system repair/replacement	15,000	IL06-P090-001	Exterior, interior and major system repair/ <i>replaceme nt</i>	20,000
Annual	IL06-P090-003	Exterior, interior and major system repair/replacement	30,566	IL06-P090-003	Exterior, interior and major <i>system repair/replacement</i>	40,143
Statement	IL06-P090-004	A&E Fees/Asbestos abatement Modernization work Exterior, interior and major system repair/replacement	70,000 560,000	IL06-P090-004	A&E Fees/Asbestos abatement Modernization work <i>Exterior, interior and major system repair/replacement</i>	60,000 590,000
	IL06-P090-005	A&E Services Exterior, interior and major system repair/replacement Elevator update	20,000 20,000 120,000	IL06-P090-005	Exterior, interior and major system repair/replacement	38,000

	IL06-P090-006	A&E Services Elevator update	8,143 70,000	IL06-P090-006	Exterior, interior and major system repair/replacement	25,000
	IL06-P090-007	Exterior, interior and major system repair/replacement	25,000	IL06-P090-007	Exterior, interior and major system repair/replacement	50,000
	IL06-P090-008	Exterior, interior and major system repair/replacement	20,000			
	IL06-P090-009	Exterior, interior and major system repair/replacement	15,000	IL06-P090-009	Exterior, interior and major system repair/replacement	22,566
	Agency Wide	Operations Management Improvements Law enforcement Administration Vacancy reduction Appliances Non-dwelling equipment Relocation	100,000 20,000 25,000 136,523 10,000 35,000 55,000 10,000	Agency Wide	Operations Management Improvements Law enforcement Administration Vacancy reduction Appliances Non-dwelling equipment Relocation	100,000 20,000 25,000 136,523 10,000 50,000 70,000 10,000
	Total CFP Estimated Cost		\$1,365,232			\$1,365,232

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :_4__ FFY Grant: IL06-P090-501-06 PHA FY: 2006			Activities for Year: 5__ FFY Grant: IL06-P090-501-07 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
IL06-P090-001	Exterior, interior and major system repair/replacement	20,000	IL06-P090-001	Exterior, interior and major system repair/replacement	20,000
IL06-P090-003	Exterior, interior and major system repair/replacement	40,709	IL06-P090-003	Exterior, interior and major system repair/replacement	40,709
IL06-P090-004	A&E Fees/Asbestos abatement Modernization work Exterior, interior and major system repair/replacement	60,000 600,000	IL06-P090-004	A&E Fees/Asbestos abatement Modernization work Exterior, interior and major system repair/replacement	60,000 600,000
IL06-P090-005	Exterior, interior and major system repair/replacement	38,000	IL06-P090-005	Exterior, interior and major system repair/replacement	38,000

IL06-P090-006	Exterior, interior and major system repair/replacement	37,000	IL06-P090-006	Exterior, interior and major system repair/replacement	37,000
IL06-P090-007	Exterior, interior and major system repair/replacement	50,000	IL06-P090-007	Exterior, interior and major system repair/replacement	50,000
IL06-P090-008	Exterior, interior and major system repair/replacement	68,000	IL06-P090-008	Exterior, interior and major system repair/replacement	68,000
IL06-P090-009	Exterior, interior and major system repair/replacement	25,000	IL06-P090-009	Exterior, interior and major system repair/replacement	25,000
Agency Wide	Operations	100,000	Agency Wide	Operations	100,000
	Management Improvements	20,000		Management Improvements	20,000
	Law enforcement Administration	25,000		Law enforcement Administration	25,000
	Vacancy reduction	136,523		Vacancy reduction	136,523
	Appliances	10,000		Appliances	10,000
	Non-dwelling equipment	45,000		Non-dwelling equipment	45,000
	Relocation	80,000		Relocation	80,000
		10,000			10,000
Total CFP Estimated Cost		\$1,365,232			\$1,365,232

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:

Possibly in Developments IL06-P090-007% 008 if a disposition plan is developed.

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 ANo@, skip to component 9; if Ayes@, 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 Ayes@, skip to component 9. If ANo@, complete the Activity Description table below.)**

Demolition/Disposition Activity Description
1a. Development name: Scattered Site

1b. Development (project) number: IL06-P090-007 & 008
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (06/01/03)
5. Number of units affected: Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/04 b. Projected end date of activity: 06/01/05

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 ANo@, skip to component 10. If Ayes@, 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 Ayes@, skip to component 10. If ANo@, complete the Activity Description table below.**

<u>Designation of Public Housing Activity Description</u>
1a. Development name:

1b. Development (project) number:
2. Designation type: <input type="checkbox"/> 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
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA=s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
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?
1. 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 Assessment 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 ANo, skip to component 11; if A 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 Ayes, skip to component 11. If ANo, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: All Developments
1b. Development (project) number: IL06-P090-1, 3,4,5,6,7,8&9
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD Assessment Below <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**Aurora Housing Authority
Voluntary Conversion of Public Housing Stock
Initial Assessment**

**Project IL06-P090-001
Maple Terrace**

Maple Terrace is a senior/disabled housing development. Therefore, these units are exempt from assessment at this time.

**Project IL06-P090-003
Jericho Circle**

Jericho Circle family development consists of 146 2, 3, 4, 5 & 6 bedroom units.

After an assessment of this development considering the implications of converting the development to tenant based assistance, it was determined that converting the development would be inappropriate for the following reasons:

1. it would be more expensive to operate the development if it were converted to tenant based assistance than to continue operating the development as public housing;
2. it would not principally benefit the residents of the site or the community if the development were converted to tenant based assistance; and
3. conversion of the development to tenant based assistance would not impact the availability of affordable housing in the community.

This determination was made by using:

1. a basic market study assessing the viability of using public housing units for possible Section 8 assistance compared to other existing affordable housing units in Aurora (available amenities, location, school districts, shopping, site density, public transportation, etc.);
2. existing operating costs for public housing units compared to estimated operating costs as tenant based housing assistance units; and
3. estimated number of existing affordable housing units in the Aurora area.

Project IL06-P090-004

Eastwood, Southwind and Indian Trail

Eastwood, Southwind and Indian Trail consist of 128 units in three different site locations. Eastwood has 58 units, Southwind has 34 units and Southwind has 36 units.

After an assessment of this development considering the implications of converting the development to tenant based assistance, it was determined that converting the development would be inappropriate for the following reasons:

1. it would be more expensive to operate the development if it were converted to tenant based assistance than to continue operating the development as public housing;
2. it would not principally benefit the residents of the site or the community if the development were converted to tenant based assistance; and
3. conversion of the development to tenant based assistance would not impact the availability of affordable housing in the community.

This determination was made by using:

1. a basic market study assessing the viability of using public housing units for possible Section 8 assistance compared to other existing affordable housing units in Aurora (available amenities, location, school districts, shopping, site density, public transportation, etc.);

2. existing operating costs for public housing units compared to estimated operating costs as tenant based housing assistance units; and
3. estimated number of existing affordable housing units in the Aurora area.

**Project IL06-P090-005 & 006
Centennial House and Centennial House Annex**

Maple Terrace is a senior/disabled housing development. Therefore, these units are exempt from assessment at this time.

**Project IL06-P090-007, 008 & 009
Scattered Sites - 69 units**

Projects 007, 008 and 009 consist of scattered site units throughout the City of Aurora. Four of these units are classified as senior/disabled (007), therefore, they are exempt from voluntary conversion.

After an assessment of the remaining 65 units considering the implications of converting the development to tenant based assistance, it was determined that converting the development would be inappropriate for the following reasons:

1. it would be more expensive to operate the development if it were converted to tenant based assistance than to continue operating the development as public housing;
2. it would not principally benefit the residents of the developments or the community if the development were converted to tenant based assistance; and
3. conversion of the development to tenant based assistance would not impact the availability of affordable housing in the community.

This determination was made by using:

1. a basic market study assessing the viability of using public housing units for possible Section 8 assistance compared to other existing affordable housing units in Aurora (available amenities, location, school districts, shopping, public transportation, etc.);
2. existing operating costs for public housing units compared to estimated operating costs as tenant based housing assistance units; and
3. estimated number of existing affordable housing units in the Aurora area.

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. 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 ANo@, skip to component 11B; if Ayes@, 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 Ayes@, skip to component 12. If ANo@, 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 ANo@, skip to component 12; if Ayes@, 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 (l)]

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 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 **06/14/02**

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)

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)
Section 8 FSS Program	30	Waiting List/Volunteer	PHA Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 08/01/02)
Public Housing	N/A	N/A
Section 8	33	30

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

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)
- Effort to reduce drug-related crime and other criminal activity in all developments in order to improve the safety and security of residents.
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)

Jericho Circle, Eastwood, Southwind, Indian Trail and Maple Terrace.

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)

Jericho Circle, Eastwood, Southwind, Indian Trail and Maple Terrace.

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)

Jericho Circle, Eastwood, Southwind, Indian Trail and Maple Terrace

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. Pet Policy

PET POLICY

DEFINITION

For the purpose of these rules, “pet” is defined as a domesticated small animal traditionally kept in the home for pleasure rather than for utility or commercial purposes. Pet is understood to be limited to: dogs, litter box-trained cats, birds (specifically parakeets, canaries, or finches), small caged rodents (i.e., hamsters, gerbils, guinea pigs), fish and turtles. Exotic animals are not considered “pets”. These rules, in compliance with federal regulations, distinguish cats and dogs from other pets as “fur-bearing” animals. Except where otherwise indicated, these rules apply principally to dogs and cats.

PET RESTRICTIONS

No more than one fur-bearing pet is permitted in an apartment. There may be no more than two birds or small caged animals per apartment. No limit is placed on the number of fish; however, the size of fish tank may not exceed 10 gallons. Guests are not permitted to bring any type of pet onto the premises.

LOCATION OF PETS WITHIN THE BUILDING

Pets shall not be brought into public lobbies, laundry rooms, storage areas, dining areas or other public gathering spaces. When dogs or cats are moved through the building, they must be moved from the resident’s apartment to the outside exit. One elevator will be specified for pet use; pets will be limited to that one elevator.

SIZES

Dogs shall weight no more than 10 pounds at the time of maturity and stand no more than 18 inches at the shoulder. Pets acquired as puppies shall be understood to mature at the height and weight not to exceed these height and weight restrictions. American

Kennel Club's standards shall determine the height and weight after maturity of the breed. A non-documented animal will be assumed to mature to that size which has been determined by veterinarian evidence to the Management in a signed letter.

LICENSURE AND TAGS

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and telephone number. All licenses and tags must be current.

ADMISSION/REGISTRATION

Every dog and cat must be registered with management upon admission and, thereafter, annually on the resident lease expiration and recertification date. Registration of dogs and cats requires proof of current dog or cat licensure, including, but not limited to feline distemper shots. Dogs shall have certifications of appropriate inoculations for heartworm, parvo and rabies, unless otherwise specified by a veterinarian. A verification letter that a cat or dog has been spayed or neutered is required prior to admission. Proof of liability insurance, evidence of a flea control program and verification of alternate care-takers are also required as discussed below.

Prior to admittance of a pet into the facility, residents will be required to complete the pet registration form and sign the Lease Addendum pertaining to pets. All pets must be registered.

As part of the application the applicant shall acknowledge and agree that Management has the right to refer cases of pet abuse or abandonment to the appropriate Humane Society or other agency and the AHA and its representatives shall be held harmless for such referral made in good faith.

Applicants are encouraged to review and complete the appropriate form for estimating the costs of pet ownership prior to acquiring a pet.

Any change in pet will be treated as a new pet, and the permission procedure must be initiated and approval obtained once again before the new pet is allowed on the property.

ALTERING

All cats must be declawed prior to occupancy. Female dogs and cats over six months must be spayed, and males over eight months must be neutered. Dogs and cats cannot be admitted until they are old enough to be declawed, spayed or neutered.

LIABILITY

Residents owning pets shall be liable for the entire amount of all damages caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or

property of other residents, staff or visitors of the Development caused by their pet. (Resident's will hold AHA, owners of the development and its employees harmless and indemnify them from any and all claims arising directly and indirectly from any injury or damage as a result of pet ownership.) Pet owners are encouraged to obtain liability insurance. Pet liability insurance can be obtained through most insurance agents and companies. It can also be included in renter's policies.

PET DEPOSIT

Each dog and cat owner must provide a pet security deposit in the amount of \$200.00 in addition to the standard rental security deposit. This deposit shall be maintained in a separate account as provided for by state law and HUD regulations for the maintenance of security deposits. The amount of pet deposit is established to reflect the potential cost of replacing carpeting and other furnishings as a result of pet odors, stains and damage. This fee also reflects the average pet deposit required by apartment facilities in the market area that permit pet ownership.

SANITATION

Dogs and cats are required to be "house-broken". Cats must be litter-box trained. Dogs must be able to exercise outside the building. Management shall designate a space or spaces to be used exclusively for the purpose of exercising dogs. Pet owners shall be responsible for the immediate clean up of feces after the exercise of their dog. Resident dog owners must place the waste feces in a plastic bag, securely tie and deposit it in designated outdoor trash receptacles. Cat owners shall place "kitty litter" waste in a plastic bag, tie securely, and drop it in specified outdoor trash receptacles. "Kitty-litter" waste may not be disposed of down any garbage chute.

FLEA CONTROL

Upon admission of a pet, the pet owner shall file with Management, proof that a flea control program acceptable to Management will be maintained for a fur bearing pet. Thereafter, the owner of the fur-bearing pet shall file at intervals determined by Management proof that the pet and/or the apartment is being sprayed for fleas by an accredited exterminator or as recommended by an exterminator.

NOISE

No pet may make noise which disrupts other residents. Barking and/or whining dogs and crying or "caterwauling" cats will not be considered acceptable pets.

PET BEHAVIOR

No pet that bites, attacks, or demonstrates other aggressive behavior toward humans or other domesticated animals may be kept.

LEASHES

Dogs and cats shall be on hand-held leashes no longer than 5 feet in length under the control of a responsible individual at all times outside the confines of the pet owner's apartment.

ALTERNATE CARETAKER

The pet owner must supply the name of a pet sponsor who will be willing to assume immediate responsibility for the pet in case of an emergency (i.e., when the pet owner is absent or unable to adequately maintain the pet). Written verification of the willingness of these persons to assume alternate caretaker responsibility is required. It is the responsibility of the pet owner to inform the management of any change in the name, address or telephone number of the person designated as alternate caretaker. Any expenses relating to alternate caretaker are the responsibility of the pet owner.

In cases of emergency, when management is unable to reach the alternate caretaker, the pet owner agrees to allow management to place the pet in an appropriate boarding facility with all fees and cost borne by the pet owner. Within five days of such an emergency, the resident, his agent, family or estate must make arrangements with the holder of said pet as to its disposition and shall be responsible for all obligations, financial and otherwise, in such disposition.

The resident pet owner absolves Management and/or its agents of any and all liability, financial or otherwise, for actions taken on behalf of the pet owner, or the well-being of the pet.

SICK OR INJURED ANIMALS

No sick or injured pet will be accepted for occupancy without consultation and written acknowledgment of a veterinarian as to the condition of the pet's ability to live in an apartment situation. Acceptance, regardless of documentation and consultation, is the prerogative of the Management. Admitted pets which suffer illness or injury must be immediately taken for veterinarian care at the resident pet owner's expense.

RULE ENFORCEMENT

Any tenant who receives three letters of violation of these pet rules and a letter of intent describing these violations from Management may be required, after private conference, to remove the pet from the premises and provide management with a signed affidavit stating that the pet is no longer on the premises and will not return in the future. Misrepresentation of this affidavit will be grounds for eviction of the resident.

Management exercises the right to act immediately in insisting that an offending pet be removed forthwith in situations deemed to be of an emergency nature. In such instances, Management will act as specified in the section on "Alternate Caretaker" in removing a sick, diseased, or injured and/or aggressive animal.

SPECIALY-TRAINED ANIMALS

Specially-trained animals to assist the visually and/or hearing impaired and other handicapped persons will not be required to meet the limitations as to pet size, limitations on overall number within the complex, location of pets, or pet deposit, but will be required to meet all other aspects of these rules.

COURTESY

Pets can be therapeutic for those who enjoy, own and care for them. However, pets can be threatening to others who, for whatever reason, are fearful of or allergic to animals. Please exercise common courtesy to other residents and AHA staff in dealing with your pet.

COMPLAINT PROCESS

Management has established a system for handling complaints regarding pet ownership. Management will give the pet owner written notification of a pet rule violation or complaint and will give the owner an opportunity to correct the violation.

The pet owner has the opportunity to meet with management within ten days of written notice to discuss the violation. If the violation is not adequately resolved, management may initiate action to remove the pet or terminate tenancy.

VISITING ANIMALS

These rules pertain only to residents and resident pet owners. No visiting pets are allowed, with the exception of animals through an approved pet therapy program or a disabled visitor requiring a specially-trained animal.

MANAGEMENT'S DETERMINATION FORM

Management will be required to complete the management's determination form. This form will be used to determine whether the pet should be admitted into the building. Management reserves the right to prohibit the admission of any pet in cases where it determines the pet or pet owner will not be able to meet the requirements of these pet rules.

LEGAL OBLIGATIONS

The State of Illinois and the City of Aurora have many laws relating to dogs and cats. The following is a list of main requirements.

1. All dogs and cats must wear a license (available at the City/Village/County Buildings).
2. All dogs and cats must wear a valid rabies tag (available at your veterinarian's office).

3. All dogs and cats must wear a tag with the owner's name and address on it (available through a pet store).
4. All dogs and cats must be leashed and accompanied by the owner or another person at all times when the pet is off the owner's property.
5. You may not knowingly keep a vicious animal.
6. You may not permit your dog to defecate on the public highway.
7. You may not tie your dog or cat so that it can stand on a sidewalk. This means you cannot tie your dog or cat up in your yard so that the pet can reach the sidewalk. Nor can you leave your pet tied outside a store or other building while you go inside.
8. If your dog or cat should bite a person, it must be isolated at a veterinarian's office for ten days for rabies observation.
9. You must provide veterinary care, food and shelter for your pet.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.79 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.79 (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 903.79 (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 903.79 (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 Board/s?

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 X 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
- X Other: (describe) **Residents submitted letters of interests to the Mayor of Aurora. The Mayor appointed an AHA resident Board member.**

b. Eligible candidates: (select one)

- ___ Any recipient of PHA assistance
- X Any head of household receiving PHA assistance
- X 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: (provide name here) City of Aurora and DuPage County Consolidated Plan.

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)

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

1. The Consolidated Plan recommends that the AHA and the City of Aurora continue open communication to work out problems and offer solutions to ongoing circumstances.

2. The City of Aurora encourages the continued cooperation between the AHA and the Aurora Police Department to ensure the safety of public housing residents and the reduction of crime in and around public housing sites.

3. As the majority of residents eventually shall depart the umbrella of public housing, the City of Aurora encourages the AHA to embark on a cooperative education program for public housing residents that would instruct them in terminology and nuances of appropriate credit, house searching, financing and home maintenance. The AHA coordinates activities with various service providers in the area to provide assistance to residents that are considering leaving public housing and renting or purchasing a home.

_____ Other: (list below)

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

1. The Consolidated Plan recommends that the AHA and the City of Aurora continue open communication to work out problems and offer solutions to ongoing circumstances.

2. The City of Aurora encourages the continued cooperation between the AHA and the Aurora Police Department to ensure the safety of public housing residents and the reduction of crime in and around public housing sites.

3. As the majority of residents eventually shall depart the umbrella of public housing, the City of Aurora encourages the AHA to embark on a cooperative education program for public housing residents that would instruct them in terminology and nuances of appropriate credit, house searching, financing and home maintenance. The AHA coordinates activities with various service providers in the area to provide assistance to residents that are considering leaving public housing and renting or purchasing a home.

D. Other Information Required by HUD

Resident Board Member

James Cofield
1640 West Plum Street, Apt. 313
Aurora, IL 60506

Follow Up Action:

Problem Area #2: Communication (Score: 64.6%)

In an ongoing effort to improve communications and relations between AHA staff and residents, the following corrective steps have been taken:

- AHA staff will maintain regularly scheduled office hours and make certain these hours are clearly posted at each site;
- AHA staff will promptly return all phone calls, voice mail calls, etc.;
- AHA staff will respond to special resident requests when possible;
- AHA staff will generate work orders when maintenance problems are reported; and
- AHA staff will schedule requested meetings when possible and generally facilitate resident requests within reason dependent on the scope of daily work activities and other related duties and responsibilities.

It is believed that the primary reason for this low score is that residents feel they should have immediate, in person access to staff during the working hours of 8:00 A.M. to 5:00 P.M., Monday through Friday. Due to the workload of the four Property Managers, it is not possible for them to be in the office at all times to meet with residents, take work orders, accept rent and otherwise meet in person with residents. In addition, there are no longer clerks at each site office to speak with residents due to staff changes within the agency.

In order to meet residents' needs, Property Managers have designated set office hours scheduled each week. These office hours are clearly posted at each site. If residents want to personally meet with their Property Manager, they need to meet with them during these scheduled office hours or schedule an appointment in advance of a desired meeting date and time.

All AHA phone systems have voice mail so a resident may report maintenance problems (work order requests), leave a message or request the Property Manager or other staff person to call them at any time. Although this is not personal communication, the voice mail system does provide residents with the opportunity to contact a Property Manager or other AHA staff person and leave a message to report maintenance problems, report changes required by program regulations or request a call back to answer questions, schedule an appointment, etc..

All residents are provided with written notification (usually hand delivered), to inform them of scheduled site meetings or other meetings that pertain to residents, programs or policies, contract work that may be beginning or ongoing or for other reasons deemed necessary. This effort certainly meets the intent of open and clear communication between the AHA and residents.

Problem Area #2: Safety (Score: 58.5%)

In an ongoing effort to improve resident safety, as well as resident perception of their safety, the following corrective steps have been taken:

- The AHA will continue to diligently and aggressively strive to make all of our sites as safe and secure as possible for our residents, their family members, guests and the surrounding community;
- The AHA will continue to work with the Aurora Police Department and assigned Community Oriented Policing (COP) officers to provide additional law enforcement services as needed to address criminal activity;
- The AHA will continue to analyze site safety and undertake physical security and other security improvements as identified by AHA staff, COP officers or residents to improve resident safety; and
- The AHA will provide information to residents related to present crime rates and statistics at their respective sites and prior year crime rates to emphasize the reduction in the overall crime rates over the past several years. Perhaps this will enlighten residents and modify their perception as to their safety.

It is quite unusual that the AHA scored low in this area since reported crime at all of our sites has dropped by approximately 85% over the past four years. Calls for service have been reduced by approximately 50% and most calls for service involve domestic disputes or other nonviolent calls that are not criminal in nature. It seems apparent that the perception by residents that they are not safe in their unit, building or parking lot is exactly that, a perception, not necessarily a reality.

The AHA works very closely with the Aurora police Department, in particular with Community Oriented Policing (COP) officers that work at our sites. We meet weekly to obtain copies of police reports involving AHA residents or sites, discuss security issues and resident safety, develop strategy to address problems as they arise and discuss and consider pro-active approaches to prevent possible violent, drug-related or other crime from our sites.

There have been a great deal of physical security improvements at all sites intended to reduce criminal activity that include security lighting, security fences, site reconfiguration, trimming or removal of bushes and trees that provide hiding areas, installation of security camera systems, installation of security hardware to prevent illegal entry to secure buildings, etc.. These physical improvements combined with additional law enforcement services, strict screening and lease enforcement and swift eviction action for violent or drug-related criminal activity and other management activity have greatly increased the safety and security of our residents and have greatly decreased the crime rate at all AHA sites.

In addition to these physical, law enforcement and management improvements in this area, the AHA has also adopted an Excluded Persons Policy that bans individuals that have been involved in criminal or drug-related activity on AHA owned property or have received two trespass notices for trespassing on AHA owned property.

Problem Area #3: Neighborhood Appearance (Score: 57.5%)

In an ongoing effort to improve communications and relations between AHA staff and residents, the following corrective steps have been taken:

- More time has been allocated to pick up garbage, debris and litter at each problem site and around dumpster enclosures. A person has been hired full time/part time (20 hours per week) to pick up litter. The AHA uses community service workers to pick up sites;
- Signs have been installed at each dumpster location requesting that residents help to keep their neighborhood clean by properly bagging garbage and placing garbage in the dumpster instead of throwing it on the ground;
- The AHA is working to educate residents as to the importance of their part in helping to keep sites clean;
- The AHA is performing landscape improvements to help beautify each site in order to encourage better resident participation in keeping each site clean and improving the overall curb appeal of each site; and
- The AHA will continue to work with neighborhood groups and the City of Aurora Inspections Department to improve neighborhood appearance around AHA developments.

There are three areas that need to be considered in this category. They are the development site property, landscaping at each development and the surrounding neighborhood.

There is no doubt that there are times when certain development sites have garbage and debris on the ground, by dumpster enclosures or blowing around the site. This problem is directly related to residents, their family members and guests carelessly disposing of debris and garbage with no concern for others or their neighborhood. There is little that the AHA or anyone can do except pick up litter and garbage after the fact which is costly and time consuming. If residents complain about this type of problem, they are the basic cause. It will take resident participation and cooperation to reduce this problem.

The AHA has undertaken some landscape improvements to help beautify each site in order to encourage better resident participation in keeping each site clean and improve the overall curb appeal of each site (for residents and the general public).

The third possible problem is the surrounding neighborhood. Since the AHA only owns and manages each development, there is little we can do to control areas outside each development. The AHA works with various neighborhood groups to help improve the overall neighborhood appearance around sites and reports problem areas to the City of Aurora Inspections Department who have the power to make owners comply with code requirements related to neighborhood appearance.

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

Attachments

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

IL090a02 - Performance and Evaluation Report for Capital Fund
IL06-P090-501-00

IL090b01 - Performance and Evaluation Report for Capital Fund
IL06-P090-501-01

IL090c01 - Performance and Evaluation Report for Capital Fund
IL06-90-501-02 (**no funds have been released for this grant as of this time**)

IL090d02 - Deconcentration Plan

IL090e02 – Component 3 (6) Deconcentration and Income Mixing

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Line No.	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Total estimated cost over next 5 years		
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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06-090-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-02
 Final Performance and Evaluation Report 9-30-02

Line No.	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	0	0	0	0
3	1408 Management Improvements Soft Costs	20,000	20,000	20,000	20,000
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	139,793	139,793	139,793	139,793
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	85,000	85,000	85,000	14,560.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	20,000	20,000	0	0
10	1460 Dwelling Structures	1,058,143	1,058,143	1,058,143	1,058,143
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	15,000	15,000	15,000
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	40,000	40,000	40,000	40,000
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	20,000	20,000	20,000	20,000
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	1,397,936	1,397,936	1,397,936	1,397,936
	Amount of line XX Related to LBP Activities	100,175	100,175	0	0
	Amount of line XX Related to Section 504 compliance	0	0	0	0
	Amount of line XX Related to Security –Soft Costs	0	0	0	0
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	857,967	857,967	857,967	857,967
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report for Period Ending 9-30-01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
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
IL90-001	A&E Fees	1430		50,000	50,000	Completed
	Replace Water Piping Supply System	1460	1 building	857,967	857,967	Completed
	Relocation of residents	1495	90	20,000	4,618.56	Completed
IL90-3,4,5 & 6	Exterior & major system repairs/replacement	1460	401 units	100,000	100,000	Completed
	Site Improvements	1450	401 units	20,000	20,000	Completed
IL90-7,8 & 9	LBP A&E Fees - project rep/testing/risk assessment/abatement	1430	40 units	35,000	35,000	Completed
	LBP Abatement & Exterior & major system repairs/replacement	1460	40 nits	100,176	100,176	Completed
	Agency Wide					
Agency Wide	Management Improvements – staff training to administer Capital Fund Program & training to sustain management and physical improvements	1408	14 persons	20,000	20,000	Completed
	Administration	1410	2 staff	139,793	139,793	Completed
	Non-dwelling equipment – appliances	1465		15,000		Completed
	Non-dwelling equipment – vehicles, computer equip., communication equip., etc..	1475		40,000	40,000	Completed

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Aurora Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9-30-02
 Final Performance and Evaluation Report

Line No.	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	0	0	0	0
3	1408 Management Improvements Soft Costs	25,000	25,000	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	139,793	142,620	142,620	46,281.15
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	75,000	75,000	35,302.34	14,919.32
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	40,000	40,000	0	0
10	1460 Dwelling Structures	985,143	1,010,582	3,466.70	3,466.70
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	35,000	8,018.00	8,018.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	88,000	88,000	5,027.00	5,027.00
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	10,000	10,000	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
				0	0
	Amount of Annual Grant: (sum of lines.....)	1,397,936	1,426,202	191,607.15	77,712.17
	Amount of line XX Related to LBP Activities	100,000	350,000		
	Amount of line XX Related to Section 504 compliance	0	0		
	Amount of line XX Related to Security –Soft Costs	0	0		
	Amount of Line XX related to Security-- Hard Costs	0	0		
	Amount of line XX Related to Energy Conservation Measures	0	35,000		
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report for Period Ending 9-30-02
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
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	
IL90-001 Maple Terrace	- Exterior, interior and major system replacement/repairs (187 units)	1460		30,000		Planning	
IL090-003 Jericho Circle	- Exterior, interior and major system replacement/repairs (146 units) - Landscape improvements	1460 1450		75,000 20,000	3,466.70	In Process	
IL90-004 Southwind	Eastwood, and Indian Trail - A&E Fees/LBP Assessment/Clearance Consultant/Project Management Fees - LBP Abatement - Comp. modernization (15 units) - Exterior, interior and major system replacement/repairs (128 units) - Landscape improvements - Relocation	1430 1460 1460 1460 1450 1495	128 units	40,000 60,000 340,143 30,000 20,000 10,000	14,919.32	In Process	
IL90-005 & 006 Centennial House And Annex	- Exterior, interior and major system replacement/repairs (81 units) - Exterior, interior and major system replacement/repairs (46 units)	1460 1460	81 units 46 units	30,000 20,000		Planning	
IL090-7, 8 & 9 Scattered Sites	-A&EFees/LBP Assessment/Clearance Consultant/Project/Management Fees - LBP Abatement - Exterior, interior and major system replacement/repairs - 90-7 (20 units) - 90-8 (39 units) - 90-9 (8 units)	1430 1460 1460		60,439 290,000 35,000 60,000 15,000		Planning	

Agency Wide	Management Improvements – staff training to administer Capital Fund Program & training to sustain management and physical improvements	1408	14 persons	25,000		Planning
	Administration	1410	2 staff	142,620	46,281.15	In Process
	Non-dwelling equipment – appl.	1465		35,000	8,018.00	In Process
	Non-dwelling equipment – vehicles, computer equip., communication equip., etc..	1475		88,000	5,027.00	In Process

Annual Statement/Performance and Evaluation Report for Period Ending 9-30-02
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Aurora Housing Authority

Grant Type and Number IL06PO90 501-01
Capital Fund Program No:

Federal FY of Grant: 2001

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) fl <input type="checkbox"/> Performance and Evaluation Report for Period Ending:9-30-02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	200,000	192,566		
3	1408 Management Improvements Soft Costs	40,000	35,000		
	Management Improvements Hard Costs	0	0		
4	1410 Administration	139,793	136,523		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	87,000	87,000		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	290,000	290,000		
10	1460 Dwelling Structures	543,000	526,000		
11	1465.1 Dwelling Equipment—Nonexpendable	36,143	36,143		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	50,000	50,000		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	12,000	12,000		
18	1499 Development Activities	0	0		
19	1502 Contingency	0	0		
	Amount of Annual Grant: (sum of lines.....)	1,397,936	1,365,232		
	Amount of line XX Related to LBP Activities	50,000	50,000		
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	125,000	125,000		
	Collateralization Expenses or Debt Service				

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
IL90-1 Maple Terrace	- Exterior, interior and major system replacement/repairs 2 buildings	1460	186 units	\$ 10,000	30,000			
IL90-3 Jericho Circle	- Exterior, interior and major system replacement/repairs	1460	146 units	\$ 30,000	25,000			
IL90-4 Eastwood, Southwind & Indian Trail	- A&E Fees	1430	15 units	\$38,000	38,000			
	- Modernization Update	1460	15 units	\$375,000	350,000			
IL90-5 Centennial House	- A&E Fees - replace parking lot/landscaping	1430	1 lot	\$ 16,000	16,000			
	- Replace parking lot/landscaping	1450	1 lot	\$160,000	160,000			
	- Replace 1 W/H's 1460	1460	1 building 81 units	\$ 8,000	8,000			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06-PO90-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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ILPO90-009 Scattered Site	- Exterior, interior and major system replacement/repairs	1460	8 units	\$ 12,000	10,000			
Agency Wide Improvements	- Operations	1406		\$200,000	192,566			
	- Management Improvements Staff training to maintain physical and management improvements 10 staff persons	1408		\$ 20,000	15,000			
	Law enforcement services	1408		\$ 20,000	20,000			
	- Administration	1410	2 staff	\$139,793	136,523			
	- Appliances	1465	Varied	\$ 36,143	36,143			
	- Non-Dwelling Equipment - vehicles, computer hardware, communication equipment, office equipment & tools	1475	Varied	\$ 50,000				
	- Resident Relocation	1495	20 residents	\$12,000	12,000			
	Total			\$1,397,936	1,354,232			

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

PHA Name: Aurora Housing Authority			Grant Type and Number Capital Fund Program No: IL06-PO90-501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002		
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		
IL90-001	6-30-04			12-31-05	6-30-07			
IL90-003	6-30-04			12-31-05	6-30-07			
IL90-004	6-30-04			12-31-05	6-30-07			
IL90-005	6-30-04			12-31-05	6-30-07			
IL90-006	6-30-04			12-31-05	6-30-07			
IL90-007	6-30-04			12-31-05	6-30-07			
IL90-008	6-30-04			12-31-05	6-30-07			
IL90-009	6-30-04			12-31-05	6-30-07			

10.4 DECONCENTRATION POLICY

It is AHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, the AHA will skip families on the waiting list to reach other families with a lower or higher income. The AHA will accomplish this in a uniform and non-discriminatory manner.

The AHA will 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.

Prior to the beginning of each fiscal year, the AHA will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which the AHA developments are located, and the income levels of the families on the waiting list. Based on this analysis, the AHA will determine the level of marketing strategies and deconcentration incentives it will implement.

10.5 DECONCENTRATION INCENTIVES

The AHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

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)]