

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

Aurora Housing Authority 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: IL06P090

PHA Fiscal Year Beginning: 04-01- 2004

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 REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

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

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

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

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

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

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

i. 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

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 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 2004 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)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
	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 and/or disposition of public housing	Annual Plan: 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 <input type="checkbox"/> 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
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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 needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	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 (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. 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	965		
Extremely low income <=30% AMI	939	97%	
Very low income (>30% but <=50% AMI)	24	2%	
Low income (>50% but <80% AMI)	2	1	
Families with children	759	78%	
Elderly families	0		
Families with Disabilities	9	1%	
Race/ethnicity (W)	134		
Race/ethnicity (B)	715		
Race/ethnicity (H)	102		
Race/ethnicity Asian	3		
Race/ethnicity Indian or Alaskan	1		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	206		
2 BR	451		
3 BR	274		
4 BR	29		
5 BR	4		
5+ BR	1		

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	1,555		
Extremely low income <=30% AMI	1,471	94.5%	
Very low income (>30% but <=50% AMI)	82	5%	
Low income (>50% but <80% AMI)	2	.5%	
Families with children	1,313	84.4%	
Elderly families	23		
Families with Disabilities	242	15%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	321		
2 BR	642		
3 BR	454		
4 BR	138		
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 5

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

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

If yes:

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

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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)

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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	1,450,000	
b) Public Housing Capital Fund	1,059,940	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,628,112	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
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)		
Capital Fund 501-02	463,708	
Capital Fund 501-03	939,940	
3. Public Housing Dwelling Rental Income	925,000	
4. Other income (list below)	0	
4. Non-federal sources (list below)	0	
Total resources	11,466,700	

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)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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
- 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
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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 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.

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 for merit

(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 "1" more than once, "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
- 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 “residents who live and/or work in the jurisdiction” (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

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.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

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

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

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

FAMILY CHOICE

- A. Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they would otherwise undergo.
- B. Families who opt for the flat rent may request to have a reexamination and return to the formula based method at any time for any of the following reasons:
1. The family's income has decreased.
 2. The family's circumstances have changed increasing their expenses for child care, medical care, etc.
 3. Other circumstances creating a hardship on the family such that the formula method would be more financially feasible for the family.

FLAT RENT SCHEDULE

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.

Bedroom Sized Unit	Monthly Flat Rent Amount
Studio (0 bedroom)	\$ 665.00
One Bedroom	\$ 797.00
Two Bedroom	\$ 951.00
Three Bedroom	\$1,189.00

4 Bedroom	\$1,330.00
5 Bedroom	\$1,471.00
6 Bedroom	\$1,612.00

Effective 1-1-04

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 be 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.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- 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 the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	546	Varies
Section 8 Vouchers	790	Varies
Section 8 Certificates	0	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

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

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

Capital Fund Grant Number IL06-P090-501-04 FFY of Grant Approval: (04/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP 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	98,143
8	1440 Site Acquisition	0
9	1450 Site Improvement	0
10	1460 Dwelling Structures	885,566

11	1465.1 Dwelling Equipment-Nonexpendable	35,000
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	55,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	10,000
18	1498 Mod Used for Development	0
19	1502 Contingency	0
20	Amount of Annual Grant (Sum of lines 2-19)	1,365,232
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	0
24	Amount of line 20 Related to Energy Conservation Measures	100,000

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
IL06-P090-001	Exterior, interior and major system repair/replacement	1460	15,000
IL06-P090-003	Exterior, interior and major system repair/replacement	1460	30,566
IL06-P090-004	A&E Fees/Asbestos abatement/LBP abatement Modernization work Exterior, interior and major system repair/replacement	1430 1460 1460	70,000 560,000
IL06-P090-005	A&E Services Exterior, interior and major system repair/replacement Elevator update	1430 1460 1460	20,000 20,000 120,000
IL06-P090-006	A&E Services Elevator update	1430 1460	8,143 70,000
IL06-P090-007	Exterior, interior and major system	1460	25,000

	repair/replacement/LBP abatement		
IL06-P090-008	Exterior, interior and major system repair/replacement/LBP abatement	1460	20,000
IL06-P090-009	Exterior, interior and major system repair/replacement	1460	15,000
Agency Wide	Operations	1406	100,000
	Management Improvements	1408	20,000
	Law enforcement	1408	25,000
	Administration	1410	136,523
	Vacancy reduction	1460	10,000
	Appliances	1465	35,000
	Non-dwelling equipment	1475	55,000
	Relocation	1495	10,000
Total			1,365,232

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)
II06-P090-001	9-15-2006	9-15-2008
II06-P090-003	9-15-2006	9-15-2008
II06-P090-004	9-15-2006	9-15-2008
II06-P090-005	9-15-2006	9-15-2008
II06-P090-006	9-15-2006	9-15-2008
II06-P090-007	9-15-2006	9-15-2008
II06-P090-008	9-15-2006	9-15-2008
II06-P090-009	9-15-2006	9-15-2008
Agency Wide	9-15-2006	9-15-2008

(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.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06-P090-001	Maple Terrace	6	3.2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement			15,000	2004
Exterior, interior and major system repair/replacement			20,000	2005
Exterior, interior and major system repair/replacement			20,000	2006
Exterior, interior and major system repair/replacement			20,000	2007
Exterior, interior and major system repair/replacement			20,000	2008
Total estimated cost over next 5 years			95,000	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant	% Vacancies in Development

		Units	
IL06-P090-003	Jericho Circle	20	13.6%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Annual Statement			30,566
Exterior, interior and major system repair/replacement			40,143
Exterior, interior and major system repair/replacement			40,709
Exterior, interior and major system repair/replacement			40,709
Exterior, interior and major system repair/replacement			40,709
Total estimated cost over next 5 years			192,836

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06-P090-004	Eastwood, Southwind and Indian Trail	5	3.9%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Annual Statement			630,000
A&E Fees/Asbestos abatement costs			60,000
Modernization work and asbestos abatement (16 units) Exterior, interior and major system repair/replacement			690,000
A&E Fees/Asbestos abatement costs/LBP abatement			60,000
Modernization work and asbestos abatement (16 units) Exterior, interior and major system repair/replacement			600,000
A&E Fees/Asbestos abatement costs			60,000
Modernization work and asbestos abatement (16 units) Exterior, interior and major system repair/replacement			600,000
A&E Fees/Asbestos abatement costs			60,000
Modernization work and asbestos abatement (16 units) Exterior, interior and major system repair/replacement			600,000
Total estimated cost over next 5 years			3,260,000

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06-P090-005	Centennial House	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement			160,000	2004
Exterior, interior and major system repair/replacement			38,000	2005
Exterior, interior and major system repair/replacement			38,000	2006
Exterior, interior and major system repair/replacement			38,000	2007
Exterior, interior and major system repair/replacement			38,000	2008
Total estimated cost over next 5 years			312,000	

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06-P090-006	Centennial House Annex	1	2.1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement			78,143	2004
Exterior, interior and major system repair/replacement			25,000	2005
Exterior, interior and major system repair/replacement			37,000	2006
Exterior, interior and major system repair/replacement			37,000	2007
Exterior, interior and major system repair/replacement			37,000	2008
Total estimated cost over next 5 years			214,143	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06-P090-007	Scattered Sites	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement	25,000	2004
Exterior, interior and major system repair/replacement/LBP abatement	50,000	2005
Exterior, interior and major system repair/replacement	50,000	2006
Exterior, interior and major system repair/replacement	50,000	2007
Exterior, interior and major system repair/replacement	50,000	2008
Total estimated cost over next 5 years	225,000	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL06-P090-008	Scattered Sites	1	2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement	20,000	2004
Exterior, interior and major system repair/replacement/LBP abatement	38,000	2005
Exterior, interior and major system repair/replacement	68,000	2006
Exterior, interior and major system repair/replacement	68,000	2007
Exterior, interior and major system repair/replacement	68,000	2008
Total estimated cost over next 5 years	234,000	

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

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL06-P090-009	Scattered Sites	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement			15,000	2004
Exterior, interior and major system repair/replacement			12,566	2005
Exterior, interior and major system repair/replacement			15,000	2006
Exterior, interior and major system repair/replacement			22,566	2007
Exterior, interior and major system repair/replacement			22,566	2008
Total estimated cost over next 5 years			763,388	

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Agency Wide	PHA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Annual Statement			391,523	2004
Operations			100,000	2005
Management Improvements			20,000	
Law enforcement			25,000	
Administration			136,523	
Vacancy reduction			10,000	
Appliances			35,000	
Non-dwelling equipment			55,000	
Relocation			10,000	
Operations			125,000	2006
Management Improvements			20,000	
Law enforcement			25,000	
Administration			136,523	
Vacancy reduction			10,000	
Appliances			35,000	
Non-dwelling equipment			75,000	
Relocation			10,000	

Operations	125,000	2007
Management Improvements	20,000	
Law enforcement	25,000	
Administration	136,523	
Vacancy reduction	10,000	
Appliances	37,434	
Non-dwelling equipment	65,000	
Relocation	10,000	
Operations	125,000	2008
Management Improvements	20,000	
Law enforcement	25,000	
Administration	136,523	
Vacancy reduction	10,000	
Appliances	37,434	
Non-dwelling equipment	65,000	
Relocation	10,000	
Total estimated cost over next 5 years	2,077,483	

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: IL090-007 & 008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/01/04)</u>
5. Number of units affected: 4
6. 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: 12/30/04 b. Projected end date of activity: 12/30/06

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status(select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: All Developments
1b. Development (project) number: IL090-001, 003, 004, 005, 006, 007, 008 & 009
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain 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.

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

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

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

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

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan

(date submitted or approved:)

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:

2. Federal Program authority:

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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? **06/14/2002**

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	32	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: 9-30-2003)

Public Housing	0	0
Section 8	32	32

- 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
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14.0 CONTINUED OCCUPANCY AND COMMUNITY SERVICE

14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement

14.2 EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary care giver for someone who is blind or disabled
- D. Family members engaged in work activity as defined in Section 407(d) of the Social Security Act (42 U.S.C. 607(d) as in effect on and after July 1, 1997
- E. Family members who are exempt from work activity under Part A Title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under Part A Title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

14.3 NOTIFICATION OF THE REQUIREMENT

The AHA shall identify all adult family members who are apparently not exempt from the community service requirement.

The AHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The AHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The AHA will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the AHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the AHA will do the following:

- A. Provide a list of volunteer opportunities to the family members (by phone, in person, etc.)
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. At the time of the family's next lease anniversary date or recertification, the family will meet with their Property Manager, review each applicable family member's community service time sheet and determine if each applicable adult family member is in compliance with the community service requirements.

14.6 NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The AHA will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

14.7 OPPORTUNITY FOR CURE

The AHA will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree(s) to enter into an economic self-sufficiency program or agree(s) to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, the AHA shall take action to terminate the lease.

14.8 AHA VOLUNTEER SERVICE LISTINGS

Allen Elementary, 700 South Farnsworth Avenue, Aurora, Il 60505 are seeking volunteers to assist staff during lunch periods. Contact Barbara Krejca at (630) 898-1602 for more information.

Aurora Township, 515 Gale Street, Aurora, Il 60506 are seeking volunteers to assist staff and children for sports, and early development programs. Contact Ken Maurice at (630) 859-7501 for more information.

Bardewell Elementary, 954 South Lincoln, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Thomas Hartman at (630) 844-5754 for more details.

Beaupre Elementary, 954 East Benton Street, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Gloria Morgan at (630) 898-3155 for more details.

Big Brothers Big Sisters Program, 70 South River Street, Aurora, Il 60506 are seeking volunteers to help mentor children ages 6-12. Contact Kelly Clason at (630) 844-3084 for more information.

Breaking Free, 120 Gales Street, Aurora, Il 60506 are seeking volunteers to help assist children during the after school programs located at the Public Housing Sites of Jericho Circle and Eastwood. Contact Linda Kolaya at (630) 355-2585 or Becky Tressel at (630) 897-1003 for more information and a facility closest to you.

Cowherd Middle School, 441 North Farnsworth Avenue, Aurora, Il 60505 are seeking volunteers to assist staff for various programs. Contact Barbara Hines or Pat Davenport at (630) 978-3760 for more details.

Dieterich Elementary, 1141 Jackson Street, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Gwendolyn Miller at (630) 898-4031.

East Aurora High School, 500 Tomcat Lane, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Robert Barwa at (630) 898-0962 for more information.

Edna M. Rollins School, 950 Kane Street, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Karen Hart at (630) 978-0404 for more details.

Fox Valley Girl Scout Council, are seeking volunteer Troop Leaders and Assistant Leaders to organize a group of girls in their area or assist scout troops in their area. If you are interested please contact Nelly Venecia and Rachael Garcia at (630) 897-1565 for a location near you.

Flyers Track Club, Aurora, Il 60505 are seeking volunteers to assist the coach in preparing children for out door track and fields events. Contact Thomas Boatwright at (708) 817-6946 for more information and the location of sports events.

Fox Valley Special Recreation Association, North Aurora, Il 60542 are seeking volunteers to assist with many different programs. Please contact Jenny Leech at (630) 896-6066 for more information.

Gates Elementary, 800 Seventh Avenue, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Kathleen Richmond at (630) 898-2280 for further details.

Hermes Elementary, 1000 Jungles Avenue, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Mary Ann White at (630) 898-4610 for more information.

Johnson Clifford Elementary, Liberty Road, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Patricia Haynes at (630) 898-7568 for more details.

Krug Elementary, 240 Melrose Avenue, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Kathy Navota at (630) 844-5750 for more details.

Mutual Ground, P.O. Box 843, Aurora, Il 60507 are seeking female volunteers to help assist staff with child care, transportation, office procedures, and various program needs. Contact Pam Clemen at (630) 897-0084 for more information.

Oak Park Elementary, 1200 Front Street, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Anne Benavides at (630) 898-5036 for more details.

O'Donnell Elementary, 1640 Reckinger Road, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Ed Brouch at (630) 898-5857 for more information.

PAD'S, 659 South River Street, Aurora, Il 60506 are seeking volunteers to help with several different programs. PAD'S AM needs volunteers from 9:00 a.m. - 3:00 p.m., on Tuesday thru Friday. Volunteers are needed from 7:00 p.m. - 7:00 a.m., seven days a week for the emergency shelter program. Contact Jessie Hernandez at (630) 897-2156 or (630) 897-2165 for more information.

Provena Mercy Center, Highland Avenue, Aurora, Il 60506 are seeking volunteers to assist staff. Contact Maria Fredrickson at (630) 801-2666 or Nancy Shaddle at (630) 801-2665 for more information.

Simmons Middle School, 1130 Sheffer Road, Aurora, Il 60506 are seeking volunteers to assist staff. Contact Greg Sawka or Pat Davenport at (630) 898-8965 for more information about various in school and after school programs.

Senior Services Associates, are seeking volunteers to assist staff. Contact Roberta Basham at (630) 897-4035 for more information.

Two Rivers Head Start, 107 Jackson Street, Aurora, Il 60505 are seeking volunteers to help assist staff. Contact Sue Bekoyer at (630) 375-9800 for further details.

United Way, 111 West Downer Place, Aurora, Il 60506 are seeking volunteers to help assist staff for varies projects through out the year. Contact Diane Marino at (630) 896-4636 for more information.

Waldo Middle School, 56 Jackson Street, Aurora, Il 60505 are seeking volunteers to assist staff. Contact Lenore Hernandez at (630) 898-8820 for more details.

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)

Efforts 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, Southwind, Eastwod, 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)

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, Southwind, Eastwod, 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. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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.

SPECIALLY-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.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

**FY2004 Aurora Housing Authority Agency Plan
Resident Advisory Board Members**

Marilyn O'Neil
905 Second Avenue, #105A
Aurora, IL 60505
236-8119

James Cofield (**also Board of Commissioner member**)
1640 West Plum Street, #313
Aurora, IL 60506
897-7180

Mary McEntee
1630 West Plum Street, #114
Aurora, IL 60506
896-0468

Alphonso Gordon
1653 Grove Street
Aurora, IL 60505
773-507-6982

Terry Rodgers
1211 S. Pearl Street
Aurora, IL 60506
264-0414

Felicia Thomas
1700 Molitor Road, #315
Aurora, IL 60505
236-6169 (Section 8)

Mayor David Stover
44 East Downer Place
Aurora, IL 60507
802-8811

Possible City of Aurora attendees:
Bill Catching
Bill Wiet
Charles Huff
Rose Burns

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) **Resident Board member was appointed by the Mayor of Aurora to a five year term. James Cofield is the current resident on the AHA Board of Commissioners.**

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

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)

D. Other Information Required by HUD

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

Attachments

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

iL090a01 - Performance and Evaluation Report for Capital Fund
IL06-P090-501-01

iL090b01 - Performance and Evaluation Report for Capital Fund
IL06-P090-501-02

iL090c01 - Performance and Evaluation Report for Capital Fund
IL06-PO90-501-03

IL090d01 - Deconcentration Plan

IL090e01 – 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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
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 Measures	

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				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

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: 9-30-03 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	25,000	2,050.93
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	139,793	142,620	142,620	142,620
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	75,000	75,000	75,000	75,000
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	40,000	40,000	40,000	1,214.62
10	1460 Dwelling Structures	985,143	1,010,582	1,010,582	570,408.28
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	35,000	35,000	36,121.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	88,000	88,000	88,000	88,000
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	10,000	10,000	10,000	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	1,426,202	915,414.83
	Amount of line XX Related to LBP Activities	100,000	350,000	350,000	
	Amount of line XX Related to Section 504 compliance	0	0	0	
	Amount of line XX Related to Security –Soft Costs	0	0	0	
	Amount of Line XX related to Security-- Hard Costs	0	0	0	
	Amount of line XX Related to Energy Conservation Measures	0	35,000	35,000	
	Collateralization Expenses or Debt Service	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-PO90-501-01 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	30,000	Completed
IL090-003 Jericho Circle	- Exterior, interior and major system replacement/repairs (146 units) - Landscape improvements	1460 1450		75,000 20,000	75,000	Completed In Process
IL90-004 Eastwood, Southwind 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	45,000 349,000 30,000 1,214.62	Completed Completed Completed In Process 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	20,000 10,000	In Process In Process
IL090-7, 8 & 9 Scattered Sites	- A&E Fees/LBP Assessment/Clearance	1430		60,439	30,000	Completed

	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)	1460 1460		290,000	56,408.28	In Process
				35,000		In Process
				60,000		In Process
				15,000		In Process
Agency Wide	Management Improvements – staff training to administer Capital Fund Program & training to sustain management and physical improvements	1408	14 persons	25,000	2,050.93	In Process
	Administration	1410	2 staff	142,620	142,620	Completed
	Non-dwelling equipment – applian.	1465		35,000	36,121.00	Completed
	Non-dwelling equipment – vehicles, computer equip., communication equip., etc..	1475		88,000	88,000.00	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-PO90-502-02 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:)					
X <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e 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	192,566	192,566
3	1408 Management Improvements Soft Costs	40,000	35,000	25,000	7,715.98
	Management Improvements Hard Costs	0	0		
4	1410 Administration	139,793	136,523	136,523	80,622.96
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	87,000	87,000	87,000	35,449.31
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	290,000	290,000	123,000	
10	1460 Dwelling Structures	543,000	526,000	317,400	
11	1465.1 Dwelling Equipment—Nonexpendable	36,143	36,143	19,035	19,035
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	50,000	50,000	999.99	999.99
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	901,523.99	336,389.24
	Amount of line XX Related to LBP Activities	50,000	50,000		
	Amount of line XX Related to Section 504 compliance				
	Amount of line 3 Related to Security –Soft Costs		20,000		
	Amount of Line XX related to Security-- Hard Costs				

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-PO90-502-02 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	57,000	25,449.31	In Process
	- Modernization Update	1460	15 units	\$375,000	350,000	317,400		In Process
IL90-5 Centennial House	- A&E Fees - replace parking lot/landscaping	1430	1 lot	\$ 16,000	16,000	5,000		In Process
	- Replace parking lot/landscaping	1450	1 lot	\$160,000	160,000	63,000		In Process
	- 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 III: Implementation Schedule

PHA Name: Aurora Housing Authority		Grant Type and Number Capital Fund Program No: IL06-PO90-502-02 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	9-30-06			
IL90-003	6-30-04			12-31-05	9-30-06			
IL90-004	6-30-04			12-31-05	9-30-06			
IL90-005	6-30-04			12-31-05	9-30-06			
IL90-006	6-30-04			12-31-05	9-30-06			
IL90-007	6-30-04			12-31-05	9-30-06			
IL90-008	6-30-04			12-31-05	9-30-06			
IL90-009	6-30-04			12-31-05	9-30-06			
Agency Wide	6-30-04			12-31-05	9-30-06			

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: IL06-PO90-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-03 <input type="checkbox"/> Revised Annual Statement (revision no:) <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	0		
2	1406 Operations	100,000	120,000	120,000	120,000
3	1408 Management Improvements	45,000	45,000		
4	1410 Administration	136,523	105,994	105,994	
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	119,000	76,000		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	869,709	602,946		
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	35,000		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	50,000	65,000		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	10,000	10,000		
18	1499 Development Activities	0	0		
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,365,232	1,059,940	225,994	120,000
22	Amount of line 21 Related to LBP Activities	213,000	95,000		
23	Amount of line 21 Related to Section 504 compliance	0	0		
24	Amount of line 21 Related to Security – Soft Costs	25,000	0		
25	Amount of Line 21 Related to Security – Hard Costs	0	25,000		
26	Amount of line 21 Related to Energy Conservation Measures	50,000	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	10,000			Planning
IL06-PO90-003 Jericho Circle	Exterior, interior and major system repair/replacement	1460	146 units	25,000	25,000			Planning
IL06-PO90-004 Eastwood, Southwind and Indian Trail	A&E services and asbestos abatement services	1408	128 units	78,000	45,000			Planning
	Asbestos abatement, modernization of units and exterior, interior and major system repair/replacement	1460	128 units	550,515	371,292			
IL06-PO90-005 Centennial House	A&E Services	1408	81 units	3,500	3,500			Planning
	Exterior, interior and major system repair/replacement	1460	81 units	8,000	8,000			
	Elevator update	1460	2	45,654	45,654			
IL06-PO90-006 Centennial House	A&E Services	1406	46 units	2,500	2,500			Planning
	Exterior, interior and major system repair/replacement	1460	46 units	8,000	8,000			
	Elevator update	1460	1	20,000	20,000			
IL06-PO90-007 &008 Scattered Sites	A&E Services IBP abatement	1408	61 units	35,000	25,000			Planning
	LBP abatement, exterior, interior and major system repair/replacement	1460	61 units	178,000	70,000			

**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	15,000			Planning
Agency Wide	Operations	1406		100,000	120,000	120,000	120,000	Planning
	Management Improvements	14081		20,000	20,000			
	Law enforcement services	408		25,000	25,000			
	Administration 2 staff	1410		136,523	105,994	105,994		
	Vacancy reduction	1460		10,000	30,000			
	Appliances	1465		35,000	35,000			
	Non-dwelling equipment	1475		50,000	65,000			
	Resident relocation	1495		10,000	10,000			
Total:				1,365,232	1,059,940	225,994	120,000	

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	9-16-2005		6-30-07	9-16-2007		
IL09-P090-003	6-30-05	9-16-2005		6-30-07	9-16-2007		
IL09-P090-004	6-30-05	9-16-2005		6-30-07	9-16-2007		
IL09-P090-005	6-30-05	9-16-2005		6-30-07	9-16-2007		
IL09-P090-006	6-30-05	9-16-2005		6-30-07	9-16-2007		
IL09-P090-007 &008	6-30-05	9-16-2005		6-30-07	9-16-2007		
IL09-P090-009	6-30-05	9-16-2005		6-30-07	9-16-2007		
Agency Wide	6-30-05	9-16-2005		6-30-07	9-16-2007		

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)]