

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2007**

### **PHA Name: DuPage Housing Authority**

### **(IL-101)**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**



Other (list below)

## Streamlined Annual PHA Plan

**Fiscal Year 2007**

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

### **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

#### **A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

#### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

- If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ***Maximum of 12 participants or such lesser number as limited by available funding***

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:

- ***FSS Program***
- ***Persons with disabilities***
- ***DuPage Homeownership Center certified/qualified referrals***

c. What actions will the PHA undertake to implement the program this year (list)?  
***Program in existence for several years; seek additional available funding in 2007 for continued operation at current level and in ongoing coordination with the DuPage Homeownership Center.***

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):  
***To date 41 closings and new homeowners resulting from operation of the Program and with three participants having been already successfully transitioned off from the need of the rental subsidy for mortgage payment resulting in 38 current participants.***

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

***(1) addressing special need and under-served populations including, yet not limited to affordable housing options for individuals with physical and mental health related disabilities and veterans;***

***(2) preserving and expanding affordable housing choices for low-income senior citizens; and***

(3) ***working in coordination with local municipalities in meeting new State mandated affordable housing plans and guidelines***

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): ***Existing PBV housing projects throughout DuPage County/PHA jurisdiction; Board of Commissioners approved an additional amount (not to exceed 200 units). Currently developing request for proposals.***

**5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)  
DuPage County

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

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

- ***Continued development of additional affordable housing***
- ***Continued creation of additional homeownership opportunities***
- ***Consolidated Plan commitment to address the priority housing needs for the elderly and persons with special needs***



## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>20-6</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) (list individually; use as many lines as necessary) <ul style="list-style-type: none"> <li>• Project Based Assistance Program Policy and Procedures</li> <li>• Ongoing Administrative Plan Modifications</li> <li>• Carbon Monoxide Statement</li> <li>• VAWA Supplement</li> </ul>	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> :	Joint Annual PHA Plan for

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP 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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: PHA FY:	Work Statement for Year 3  FFY Grant: PHA FY:	Work Statement for Year 4  FFY Grant: PHA FY:	Work Statement for Year 5  FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					







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form HUD-50075-SA (4/30/2003)

**PHA Plans** Streamlined Annual  
**Streamlined Annual PHA Plan for Fiscal Year: 2007**  
**DuPage Housing Authority (PHA IL-101)**

**DHA 2007 Annual Plan Supplemental Statement**

**Compliance Illinois State Law-Carbon Monoxide Detectors (Pub. Act. 094-0741)**

All DHA participating Landlords were notified via a mailing in October of 2006 that would become effective and enforced by the DHA as of January 1, 2007. New landlords are also made aware of the Illinois carbon monoxide detector requirements.

All DHA Inspector materials were updated beginning and implemented effective January 1, 2007, Inspections have been and are being done in accordance with Illinois State law. Inspector Field sheets list failure to meet the requirements of Pub. Act 094-0741 as a 24-hour violation.

Finally, it should be noted that the current DHA Administrative Plan as it exists has continued to adopted the policy standard of the "stricter of HQS or local building codes" in enforcing HQS compliance and accordingly, the carbon monoxide provisions were and would have been self incorporating into the DHA Administrative Plan, upon enactment and the January 1, 2007 Effective Date.

# PHA Plans Streamlined Annual

## Streamlined Annual PHA Plan for Fiscal Year: 2007

### DuPage Housing Authority (PHA IL-101)

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### Violence Against Women Act (VAWA) Statement and Supplemental Supporting Documents Available For Review

The DuPage Housing Authority (DHA) operates a Section 8 Housing Choice Voucher Program. The goals, objectives, policies, or programs have been revised to enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The DHA has previously taken action both in the form of internal Staff policy directives and formal Board review and adoption of the attached Violence Against Women's Act Policy and Procedures Addendum: *(See, Part I Below; Addendum as uploaded and copied below and available for review at the DHA Administrative Office)*

In addition the DHA has made outreach efforts and coordinated potential referrals as necessary with DuPage County Metropolitan Family Services and Prarie State Legal Services) *(See, Part II and Part III below; "DHA VAWA Policy-Postings 2006-2007" as uploaded and copied below and available for review at the DHA Administrative Office)*

#### DHA ANNUAL PLAN 2007 VAWA STATEMENT (Part I)

February 23, 2007 Board of Commissioners Meeting  
Action Item-Adopted VAWA 2/2007

### DHA ADMINISTRATIVE POLICY ADDENDUM

#### **Compliance with the Violence Against Women Act (VAWA)**

(Updated/Rev. 01.13.07) (PIH 2006-42; PIH 2006-23)

#### **INTERIM POLICIES AND PROCEDURES:**

(Pending Final and Additional HUD Technical Advice and Regulations)

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On January 5, 2006, President Bush signed into law domestic violence legislation known as the " Violence Against Women and Department of Justice Reauthorization Act of 2005" (the "Act"). (P.L.109-162). The Violence Against Women and Justice Department Reauthorization Act of 2005, (VAWA, protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Pending further additional and/or final HUD technical advice and regulatory authority regarding the implementation of VAWA in an HCV only program, all related and relevant provisions of the currently adopted DHA Administrative Plan shall be operated in accordance with the following provisions:

1. Evidence and/or certification (as provided below under (10), (11) and (12) that an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.
2. Subject to certain limitations provided below, an incident or incidents of actual or threatened domestic violence, dating violence, or stalking cannot be construed as a serious or repeated violation of the lease "by the victim or threatened victim of that violence and will not "be good" cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence".
3. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of domestic violence, or stalking.
4. A landlord/owner may bifurcate a lease in order to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.
5. In applying the provisions of VAWA, the DHA and landlord/owners, retain the right, when properly notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution of possession of property among the household members in cases where a non-authorized family member enters an assisted unit in contradiction to the legal authority above.
6. A landlord/owner retains the right to evict, and DHA retains the right to terminate assistance, on behalf of the tenant for any violation of a lease *not promised on act or acts of violence in question* against the tenant or a member of the tenant's household, provided that the landlord /owner subjecting an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate assistance.
7. A landlord /owner retains the right to evict, and DHA retains the right to terminate assistance on behalf of a tenant if it can be demonstrated that there is an actual and imminent threat to the other tenants or those employed at the property or providing services to the property if the tenant's tenancy or assistance is not terminated.
8. Nothing in the Act shall be construed by the neither DHA nor participating landlord/owners to supersede any provision of an Federal, State, or local law that provides greater protections to victims of domestic violence, dating violence or stalking than contained in the Act.
9. An HCV participating family may receive a voucher from the DHA and move to another jurisdiction under the tenant based assistance program under the following conditions:
  - (1) The family has complied with all other obligation of the HCV program;
  - (2) The family has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking and;
  - (3) The family reasonably believed he or she was imminently threatened by harm from further violence by having remained in the assisted dwelling unit.
10. In complying with the provisions above, a landlord/owner and the DHA may request that an individual certify via the HUD approved certification Form HUD form 50066, that the individual is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in the Act such as indicated on form 50066. Such certification shall include the name of the perpetrator. Upon the request the individual shall provide the certification within 14 business days after the receipt of the certification.

11. If the individual fails to provide the Certification discussed in paragraph 10 above within 14 business days of a request, the Landlord/owner or DHA may terminate the assistance for any tenant or lawful occupant that commits a violation of the lease. The landlord/owner or DHA may extend the 14-day deadline at their discretion.
12. In lieu of, or in addition to completion of the HUD Form 50066 form a participant/applicant may satisfy the verification requirements discussed above in paragraph 10 by:
  - (1) Providing the requesting Lanlord/owner, or DHA with documentation signed by an employee, agent, or volunteer of victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, sexual assault, or stalking, or the effects of the abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim has signed or attested to the documentation; or
  - (2) Producing a Federal, State, tribal, territorial or local police or court record.
13. All information provided to a landlord/owner or the DHA relating to the fact that an individual is a victim of domestic violence, dating violence, or stalking, shall be retained in confidence, except to the extent that disclosure is: (1) requested or consented to by the individual in writing; (2) required for use in an eviction proceeding; or (3) otherwise required by applicable law.
14. It is the policy of the DHA that requests by HCV participants for emergency transfers that are the result of domestic violence, dating violence, or stalking will only be approved if they are accompanied by documentation substantiating the domestic violence, dating violence or stalking will only be approved if they are accompanied by documentation substantiating the domestic violence, dating violence or stalking.

DHA ADMIN PLAN POLICY ADDENDUM  
**Adopted BOC 2/23/2007**

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DHA ANNUAL PLAN 2007 VAWA STATEMENT (Part II)

JANUARY, 2007

**TO THE ATTENTION OF:**

All DHA Participating Housing Choice Voucher (HCV) Holders,  
Applicants, and Participating Landlords/Owners.

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**SUBJECT: Compliance with the Violence Against Women Act (VAWA)**

(Updated/Rev. 01.13.07) (PIH 2006-42; PIH 2006-23)

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On January 5, 2006, President Bush signed into law domestic violation legislation known as the "Violence against Women and Department of Justice Reauthorization Act of 2005" (the "Act"). (P.L.109-162). In general, the Violence Against Women and Justice Department Reauthorization Act of 2005, VAWA, protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

In general, subject to certain limitations and DHA and/or Landlord Certification, the protections afforded under VAWA provide as follows:

- Applicants can't be denied rental assistance solely because they were previously evicted from an assisted site for being victims of domestic violence;
- Applicants can't be denied (nor tenants terminated from further housing assistance) solely for criminal activity that was directly related to domestic violence;
- Tenants/residents can't be evicted solely because they were victims of domestic violence; being a victim of domestic violence does not qualify as a "serious or repeated violation of the lease" or "other good cause" for eviction.

**Detailed information regarding the Act is accessible at the following Website addresses: <http://www.gpoaccess.gov/plaws/index.html> and <http://thomas.loc.gov/bss/d1099/d109laws.html> by searching Public Law 109-162 to access the text of the final law.**

**For local resource-referral information regarding domestic violence, applicants, tenants and landlords can contact Family Shelter Services at 630.469.5650 or Prairie State Legal Services at 630.690.2130.**

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**DHA ANNUAL PLAN 2007 VAWA STATEMENT (Part III)**

- Landlord -Tenants (Notice)
- DHA Briefing packet information notice

JANUARY, 2007

**TO THE ATTENTION OF:**

All DHA Participating Housing Choice Voucher (HCV) Holders, Applicants, and Participating Landlords/Owners.

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**SUBJECT:** Compliance with the Violence Against Women Act (VAWA)  
(Updated/Rev. 01.13.07) (PIH 2006-42; PIH 2006-23)

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On January 5, 2006, President Bush signed into law domestic violence legislation known as the " Violence against Women and Department of Justice Reauthorization Act of 2005" (the "Act"). (P.L.109-162). In general, the Violence Against Women and Justice Department Reauthorization Act of 2005, VAWA, protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

The provisions of the Act as they relate the DHA's HCV Program and to all HCV (Section 8) Holders, Applicants and Landlord/Owners are as follows:

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**Protections, Limitations and Compliance with the Violence Against Women Act (VAWA)  
(Updated/Rev. 01.13.07) (PIH 2006-42; PIH 2006-23)**

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On January 5, 2006, President Bush signed into law domestic violence legislation known as the "Violence against Women and Department of Justice Reauthorization Act of 2005" (the "Act"). (P.L.109-162). In general, the Violence Against Women and Justice Department Reauthorization Act of 2005, VAWA, protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

The provisions of the Act as they relate the DHA's HCV Program and to all HCV (Section 8) Holders, Applicants and Landlord/Owners are as follows:

Evidence and/or certification (as provided below under (10), (11) and (12) that an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

Subject to certain limitations provided below, an incident or incidents of actual or threatened domestic violence, dating violence, or stalking cannot be construed as a serious or repeated violation of the lease "by the victim or threatened victim of that violence and will not "be good" cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence".

Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of domestic violence, or stalking.

A landlord/owner may bifurcate a lease in order to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

In applying the provisions of VAWA, the DHA and landlord/owners, retain the right, when properly notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution of possession of property among the household members in cases where a non-authorized family member enters an assisted unit in contradiction to the legal authority above.

A landlord/owner retains the right to evict, and DHA retains the right to terminate assistance, on behalf of the tenant for any violation of a lease *not promised on act or acts of violence in question* against the tenant or a member of the tenant's household, provided that the landlord /owner subjecting an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate assistance.

A landlord /owner retains the right to evict, and DHA retains the right to terminate assistance on behalf of a tenant if it can be demonstrated that there is an actual and imminent threat to the other tenants or those employed at the property or providing services to the property if the tenant's tenancy or assistance is not terminated.

Nothing in the Act shall be construed by the DHA nor a participating landlord/owners to supersede any provision of an Federal, State, or local law that provides greater protections to victims of domestic violence, dating violence or stalking than contained in the Act.

An HCV participating family may receive a voucher from the DHA and move to another jurisdiction under the tenant based assistance program under the following conditions:

- The family has complied with all other obligation of the HCV program;

- The family has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking and;
- The family reasonably believed he or she was imminently threatened by harm from further violence by having remained in the assisted dwelling unit.

In complying with the provisions above, a landlord/owner and the DHA may request that an individual certify via the HUD approved certification Form HUD form 50066, that the individual is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in the Act such as indicated on form 50066. Such certification shall include the name of the perpetrator. Upon the request the individual shall provide the certification within 14 business days after the receipt of the certification.

If the individual fails to provide the Certification discussed in paragraph 10 above within 14 business days of a request, the Landlord/owner or DHA may terminate the assistance for any tenant or lawful occupant that commits a violation of the lease. The landlord/owner or DHA may extend the 14-day deadline at their discretion.

In lieu of, or in addition to completion of the HUD Form 50066 form a participant/applicant may satisfy the verification requirements discussed above in paragraph 10 by:

- (1) Providing the requesting Landlord/owner, or DHA with documentation signed by an employee, agent, or volunteer of victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, sexual assault, or stalking, or the effects of the abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim has signed or attested to the documentation; or
- (2) Producing a Federal, State, tribal, territorial or local police or court record.

All information provided to a landlord/owner or the DHA relating to the fact that an individual is a victim of domestic violence, dating violence, or stalking, shall be retained in confidence, except to the extent that disclosure is: (1) requested or consented to by the individual in writing; (2) required for use in an eviction proceeding; or (3) otherwise required by applicable law.

It is the policy of the DHA that requests by HCV participants for emergency transfers that are the result of domestic violence, dating violence, or stalking will only be approved if they are accompanied by documentation substantiating the domestic violence, dating violence or stalking will only be approved if they are accompanied by documentation substantiating the domestic violence, dating violence or stalking.

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Additional VAWA information and updated HUD guidance will continue to be posted on the DHA website at [www.dupagehousing.org](http://www.dupagehousing.org), and [www.hud.gov](http://www.hud.gov). Detailed information regarding the Act is accessible at the following Website addresses: <http://www.gpoaccess.gov/plaws/index.html> and <http://thomas.loc.gov/bss/d1099/d109laws.html> by searching Public Law 109-162 to access the text of the final law.

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**Internal Office June, 2006**

**NOTICE**

**ATTENTION ALL LANDLORDS, TENANTS AND APPLICANTS  
COMPLYING WITH THE VIOLENCE AGAINST WOMEN ACT**



**The Violence Against Women Act (VAWA) Public L. 109`62, as amended in 2006, addresses the housing needs of victims of domestic violence, dating violence, sexual assault, and stalking. The 2006 provisions of VAWA are intended to protect victims domestic violence, dating violence, sexual assault, and stalking limit the right to of a public housing authority (PHA) and landlord-owners to terminate the tenancy or program assistance of a victim of domestic violence, dating violence, or stalking.**

**VAWA prohibits both the DHA and participating landlord-owners from considering actual or threatened domestic violence, dating violence, or stalking as 1) serious repeated violation of the lease by the victim; (2) other good cause for terminating the tenancy or occupancy rights of the victim; or (3) as criminal activity resulting in termination of tenancy or program assistance to the victim. If the perpetrator of domestic violence, dating violence, or stalking is a member of the victim's household, the DHA has the authority to require the perpetrator to leave the household as a condition of providing continued assistance to the remaining family members.**

**The protections against termination under the provisions of VAWA are not absolute and certain restrictions and certifications are and may be required.**

***Please contact your Certification Specialist or other DHA staff with any questions regarding the protections afforded by VAWA pending final HUD guidance on implementation of the new VAWA provisions.***

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