

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families


Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: The Housing Authority of the County of DeKalb PHA Code: IL089 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 280 Number of Housing Choice Vouchers (HCVs): 611 Total Combined: 891 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>➤ <i>See Attachment A, Chapter 4 of the ACOP</i></p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>➤ <i>No revisions to policies have been made. However, HACD is in progress of drafting policies changes to adhere to HUD mandates. Revisions for the Administrative Plan and Admissions Policy are in progress.</i></p> <p>➤ <i>Per PIH2017-24 PHA's are required to include third-party agreements that generate non-rental income in their PHA Plan as a discussion of financial resources and planned uses of those resources. HACD will be renewing cellular tower leases, as necessary, that only reside on the IL0890001 Development. All rental income stays with the AMP and is used for operational support.</i></p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>➤ <i>2017 HUD approved 20 Project-Based Vouchers to coincide with our deconcentration efforts which are consistent with our 2014 strategic plan which includes meeting the needs of our community as demonstrated by supporting a supportive living facility program, and deconcentration of the North-West Corridor in the City of DeKalb. As of 2018, HACD has only Project Based six (6) vouchers with 14 of the 20 remaining. HACD will be evaluating new projects. This would include evaluating an additional supportive living facility and possibly work force housing.</i></p> <p>➤ <i>Units with Approved Vacancies for Modernization are for Asbestos Abatement during unit Turnaround/Rehab.</i></p> <p>➤ <i>HACD will be investigating developing units on vacant Public Housing/PHA owned land.</i></p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>➤ <i>The Authority has continued to manage its programs at a high level and High Performer Status. HACD continues to expand its pool of qualified HCV Landlords. The Authority continues to evaluate available data that addresses housing needs and continues to participate in the DeKalb Area Rental Association as leaders in providing quality housing and rental management. HACD continues to work closely with social service agencies along with educational institutions to help increase self-sufficiency and promote asset development to the assisted households served. The Authority continues to seek additional non-federal funding such as local contributors, diversification in revenue streams and monies from the U of I Energy Efficiency grant. The Authority partners with many local agencies and the community college to provide resources for tenants. The Authority has also partnered with the DeKalb County Community Action Department to conduct a "Social Living Group" for Public Housing Residents and provide service counseling for HCV Briefing participants. The Authority has also partnered with AID in providing many counseling and case management resources for improved quality of living. HACD has been awarded more than \$20K in non-federal funds to assist with tenant security deposits.</i></p>

<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. ➤ <i>See Attachment B</i> . </p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. ➤ <i>See Attachment B.6</i></p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. ➤ <i>See Attachment B.7</i></p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. ➤ <i>See HUD Form 50075.2 approved by HUD on 09/24/2019.</i></p>

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

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<p><i>All PHA Plan items and elements can be found on our website at http://dekcohousing.com/resources/policies/. Full copies of plans and policies governing programs are detailed here and available to the public. Additionally, we provide two computers available to the public in our waiting room for access to all PHA items.</i></p>																																					
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p><i>Positively impact lower income people by providing affordable housing</i></p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><i>See B.2 Attachment</i></p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>See B.3 Attachment</i></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><i>See B.4 Attachment</i></p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><i>See B.5 Attachment</i></p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><i>See B.6 Attachment</i></p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

The Housing Authority of the County of DeKalb
General Goals
2020 – 2025

B. 2

Goal One: High quality maintenance of properties

- Proactively use HUD or non-HUD funds for modernization, energy efficiency and preventative maintenance.
- Revise and implement annual high-quality preventative maintenance plan.
- Perform annual UPCS 100% inspections.
- Achieve and Maintain High Performer PHAS status.
- Continue to seek alternative funding sources to use for capital improvements.

Goal Two: Safety of tenants

- Continue to work with residents, various agencies, and law enforcement to investigate and implement measures to improve public security through community involvement including adoption of an Emergency Response Handbook
- Maintain high quality surveillance systems.
- Maintain secure buildings with quality lighting and entry access systems.
- Continue to vigorously screen applicants and support crime free housing without violation of civil rights.
- Continue to vigorously enforce lease compliance to maintain a high-quality living environment.

Goal Three: Responsiveness to tenants and voucher clients

- Continue to promote fair housing and the opportunity for low income families of all cultural backgrounds to experience freedom of housing choice.
- Continue to improve and simplify procedures and systems for interfacing with tenants.
- Provide engaging and informative briefings to all new Section 8 Voucher holders that will provide a foundation for housing success.
- Provide engaging and informative public housing orientation and leasing information for all new tenants that will provide a foundation for housing success.
- Continue to provide open lines of communication through resident meetings, tenant meetings, website information and responsiveness from staff.
- Continue to survey tenants, landlords, staff and community stakeholders to ensure needs are being met.

Goal Four: High perceived value and acceptance in the community

- Continue to create positive public awareness and expand the level of tenant, owner, and community support in accomplishing the housing authority's mission.
- Promote housing programs which maintain quality service and integrity while providing an incentive to private property owners to rent to very low-income families.
- Continue to positively promote affordable housing by working with supportive service agencies, local government agencies, landlords, rental associations and more.
- Continue to build and improve our digital media (website, email blasts) to inform and assist both tenants and community members.
- Continue to promote housing authority resources throughout the community by networking and presenting our services and mission.

The Housing Authority of the County of DeKalb

General Goals

2020 – 2025

- Continue to provide housing excellence through well maintained properties and high-quality staff with excellent customer service skills.
- Affirmatively furthering fair housing.

Goal Five: Highly qualified, highly committed staff and board

- Maintain a high level of standards and professionalism in our day-to-day management of all program components by fostering a “housing excellence” culture based upon the core values of:
 - Integrity
 - Commitment
 - Respect
 - Accountability
- Administer an efficient and high performing agency through continuous improvement of the housing authority's support systems, commitment to employees and their development.
- Recruit and train staff and board members who are committed to the housing authority’s mission.
- Provide the necessary tools, technology, training, and leadership necessary to maintain highly qualified and committed staff and board members.
- Engage in succession planning for the future staffing needs.
- Formalize and strengthen relationship with 501c3 (DCRDC) to assist in expanding housing opportunities.

Goal Six: Data-driven operations

- Increase the efficiency of the management functions for both Public Housing and Housing Choice Voucher Program through the use of tools for statistical measurements and monitoring work functions to ensure high quality and quantity of work.
- Effectively transition to the new housing management system (MRI) and maximize its efficiencies for tenants and staff.
- Increase staff communication and refine processes to increase efficiencies and to resolve problems quickly.

Mission Statement

Positively impact lower income people by providing affordable housing.

Vision Statement

HACD will be a national model of a progressive, efficient and caring public housing agency.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Authority has continued to manage its programs at a high level and High Performer Status. HACD continues to expand its pool of qualified HCV Landlords. The Authority continues to evaluate available data that addresses housing needs and continues to participate in the DeKalb Area Rental Association as leaders in providing quality housing and rental management. HACD continues to work closely with social service agencies along with educational institutions to help increase self-sufficiency and promote asset development to the assisted households served. The Authority continues to seek additional non-federal funding such as local contributors, diversification in revenue streams and monies from the U of I Energy Efficiency grant. The Authority partners with many local agencies and the community college to provide resources for tenants. The Authority has also partnered with the DeKalb County Community Action Department to conduct a “Social Living Group” for Public Housing Residents and provide service counseling for HCV Briefing participants. The Authority has also partnered with AID in providing many counseling and case management resources for improved quality of living. HACD has been awarded more than \$20K in non-federal funds to assist with tenant security deposits.

**Housing Authority of the County of DeKalb [HACD]
Activities Under the Violence Against Women's Act [VAWA] of the.**

1. HACD strictly adheres to the protections provided to victims covered under the VAWA. Requirements and PHA Policies in three areas: notification, documentation and confidentiality. Specific VAWA requirements and PHA policies are detailed throughout the Housing Choice Voucher Administrative Plan and the Admissions and Continued Occupancy Policy, and specifically noted and defined in Section 16 – Program Administration.
2. Adhering to the Public Law 109-162, HACD's policies safeguard against denial of program assistance for an applicant or participant [that] is or has been a victim of domestic violence, dating violence, sexual assault or stalking, if the applicant otherwise qualifies for assistance or admission. This applies to all HACD housing programs.
3. HACD complies with all notification requirements by displaying VAWA materials at all administrative sites along with its website. All adverse action taken [denials or terminations] are compliant with VAWA notification requirements as stated in 24 CFR 5.20059(a).
4. The HACD Low-Income Public Housing program and the Section 8 Housing Choice Voucher program process enable HACD to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by connecting families with local agencies and resources equipped with trained professionals able to assist with their needs. HACD exceeds this requirement by providing all applicants and program participants with the information of social service agencies specializing in abuse.
5. HACD provides notification of the VAWA in all Section 8 recertification and briefing materials and all Low-Income Public Housing admission and recertification materials.



Housing Authority of the County of DeKalb

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Phone 815.758.2692 • Fax 815.758.4190

www.dekcohousing.com

HOUSING AUTHORITY SIGNIFICANT AMENDMENT SUBSTANTIAL DEVIATION/MODIFICATION

It is the intent of the Housing Authority to adhere to the mission, goals, and objectives outlined in the five-year plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur.

In accordance with 24 CFR 903.7 (r) (2) which requires public housing Authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are offered:

Significant Amendments/Substantial Deviation/Modifications

- An addition or deletion of a strategic goal(s) identified in the 5-Year Plan. For example, checking or unchecking a PHA goal box.
- Changes of a significant nature to the Admissions and Occupancy Policy or Section 8 Administrative Plan
- Any change regarding demolition or disposition, designation, homeownership programs or conversion activities.
- Additions of non-emergency work items (items not included in the current Annual Statement of Five-Year Action Plan)

A Substantial Deviation does not include:

- Any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.
- A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, tornadoes, or other unforeseen significant events.



THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER & EMPLOYER



Resident Advisory Board Comments

- On the way

Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 4-1-20, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments)
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the County of DeKalb
PHA Name

IL089
PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

X 5-Year PHA Plan for Fiscal Years 2020 - 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Jerry Wahlstrom	Title Board Chairperson
Signature	Date