

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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-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: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (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>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</li> <li><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</li> <li><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <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>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></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>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></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>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input 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.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></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.</p>
<p><b>D      Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<b>D.1</b>	<p><b>Capital Improvements.</b> 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.</p>

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

## C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

## D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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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, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

# The Housing Authority of the County of DeKalb

## Admissions & Continued Occupancy Policy

### *Deconcentration Policy*

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#### **THE PHA'S COMMITMENT TO ETHICS AND SERVICE (1-4)**

Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families and by working toward deconcentration of poverty goals.

#### **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2] (4-16)**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

#### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### **HACD Policy**

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### **HACD Policy**

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

# The Housing Authority of the County of DeKalb

## Admissions & Continued Occupancy Policy

### *Deconcentration Policy*

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Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### **HACD Policy**

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

The PHA will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring higher income tenants into lower income

**The Housing Authority of the County of DeKalb**  
**Admissions & Continued Occupancy Policy**  
*Deconcentration Policy*

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developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the PHA.

**12-IV.E. DECONCENTRATION for Transfers (12-13)**

**HACD Policy**

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.



## **The Housing Authority of the County of DeKalb**

### ***Progress on Mission & Goals***

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The Authority has continued to manage its programs at a high level as indicated by High Performer rating in PHAS and SEMAP along with 98% Public Housing occupancy and 100% HCV Budget utilization. HACD continues to expand its pool of qualified HCV Landlords. The Authority continues to evaluate available data that addresses housing needs while participating in the DeKalb Area Rental Association as leader 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. The FY2015 proved successful with additional monies from the 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.

**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

Resolution # 16-14

**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 \_\_\_ 5-Year and/or ^ Annual PHA Plan for the PHA fiscal year beginning 4/1/2016, 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 2016

5-Year PHA Plan for Fiscal Years 20     - 20    

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 Donna Moulton	Title Chairwoman
Signature 	Date 12/15/2015



# Housing Authority of the County of DeKalb

310 North Sixth Street • DeKalb, Illinois 60115

Phone 815.758.2692 • Fax 815.758.4190

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## 2015-2016 Capital Fund & PHA Plan

During the months of September and October 2015 HACD staff conducted resident meetings to discuss and solicit input on capital needs for all five HACD Public Housing Properties. Tenants provided input on desires for their respective buildings, reviewed the proposed projects and discussed overall operations of HACD. There were **NO CHALLENGED ELEMENTS** of the PHA Plan. HACD conducted a resident survey of desired Capital items, Operational and Maintenance items they would like addressed. A summation by building is on the following pages.

Resident Advisory Board Meetings were as follows:

- Taylor Street Plaza on August 12, 2015 from 5:00 – 7:00
- Taylor Street Plaza on August 26, 2015 from 5:00 – 7:00
- Taylor Street Plaza on September 9, 2015 from 5:00 – 7:00

The Public Hearing was held at our Central Office on November 25, 2015 from 2:00 – 3:00



2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Civic	CFP	Another Elevator
Civic	CFP	Better Working Elevator
Civic	CFP	Bird Feeder and Bath
Civic	CFP	Dog Run
Civic	CFP	Faster Elevator
Civic	CFP	Improved Lawn Care
Civic	CFP	Larger Apartments
Civic	CFP	Larger Oven
Civic	CFP	Larger Rooms
Civic	CFP	Laundry Soap Vending Machine
Civic	CFP	More lighting in back & West Side
Civic	CFP	More Visitor Parking
Civic	CFP	New Carpeting in Apartments
Civic	CFP	New Stoves
Civic	CFP	New Windows
Civic	CFP	New Windows & Screens
Civic	CFP	Paint Apartments
Civic	CFP	Patio Cement
Civic	CFP	Update Carpets in Units
Civic	CFP	Updated Landscaping
Civic	CFP	Wider Front Entrance to Building
Civic	M	Dead Tree Removal
Civic	M	Grab bar for hanicap apt on entry door
Civic	M	Improve Snow Removal
Civic	M	Patio Area Cleaner
Civic	M	Someone to Mop Apartment
Civic	OP	Better Listening to Residents
Civic	OP	Better Response to calls about critters
Civic	OP	Checking For Grants for Updates
Civic	OP	Less Drugs
Civic	OP	Longer Onsite Office Hours
Civic	OP	More Activities
Civic	OP	Move to another unit
Civic	OP	Need to Get Along Better
Civic	OP	New Management

2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Civic	OP	Nicer Staff
Garden	CFP	New Carpet
Garden	CFP	New Carpet in Apartments
Garden	CFP	New Floor
Garden	CFP	New Gutters
Garden	CFP	New Playground
Garden	CFP	New Tile
Garden	CFP	New Windows
Garden	CFP	Sound Proofing Between Units
Garden	CFP	Swimming Pool
Garden	M	Better Lawn Care in Spring & Summer
Garden	M	Finish Tile
Garden	M	Improved Lawn Care
Garden	M	Paint Apartments More Often
Lewis	CFP	Ceiling Fan in Kitchen
Lewis	CFP	Full Regulation Basketball Court and Hoop
Lewis	CFP	More Air Conditioners in Bedrooms
Lewis	CFP	More Landscaping & Flowers
Lewis	M	Take Care of Weeds
Mason	CFP	Tiles on Floors
Mason	CFP	Update Bedroom Closets
Mason	CFP	Update Kitchen
Mason	CFP	Update Playground
Mason	CFP	Updated Flooring
Mason	CFP	Water Pipes Outside Clubhouse w/Working Hose
Mason	CFP	Ceiling Fan in Rooms
Mason	CFP	Closet Doors
Mason	CFP	Curtain Rods
Mason	CFP	Garbage Disposal
Mason	CFP	Matched Flooring
Mason	CFP	Medicine Cabinet
Mason	CFP	Medicine Cabinet
Mason	CFP	More Funding for Club House
Mason	CFP	New Bathroom Floor
Mason	CFP	New Bathroom Light & Mirror

2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Mason	CFP	New Blinds
Mason	CFP	New Cabinets and Counter Tops
Mason	CFP	New Carpet in Living Room
Mason	CFP	New Closet Doors
Mason	CFP	New flooring
Mason	CFP	New Flooring in Living Room
Mason	CFP	New Kitchens
Mason	CFP	New Light Fixtures Outside Units
Mason	CFP	New Medicine Cabinets
Mason	CFP	New Stoves
Mason	CFP	New Tile
Mason	CFP	New Window Screens
Mason	CFP	New Windows
Mason	CFP	Outdoor Lights - unit
Mason	CFP	Parking Lot Lights
Mason	CFP	Patio Dividers
Mason	CFP	Pavement
Mason	CFP	Planter Removed
Mason	CFP	Playground Updated
Mason	CFP	Remodel Kitchen
Mason	CFP	Removal of Planters
Mason	CFP	Repairing Foundation
Mason	CFP	Replace Medicine Cabinets
Mason	M	Residents Littering
Mason	M	Restricting Cloths Lines
Mason	M	Spray for Insects Outside
Mason	M	Tree Trimming
Mason	M	Clean Air Ducts
Mason	M	Laundry Ducts Cleaned
Mason	M	Locks for Bedroom & Bathroom
Mason	M	Mold & Mildew Prevention
Mason	M	New Deadbolt
Mason	M	Paint Ceilings
Mason	M	Power Wash Buildings
Mason	OP	Secondary Office in Sycamore

2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Mason	OP	More Family Oriented Programs at the Clubhouse
Mason	OP	More Family Oriented Programs at the Clubhouse
Taylor	CFP	2 Sided Sink
Taylor	CFP	Basic Hot Tubs
Taylor	CFP	Benches in the Back
Taylor	CFP	Better Hot Water System for Showers
Taylor	CFP	Better Lighting in Apartments
Taylor	CFP	Ceiling Fan in Kitchen
Taylor	CFP	Ceiling Fan in Living Room
Taylor	CFP	Double basin Sinks
Taylor	CFP	Green House
Taylor	CFP	Larger Apartments
Taylor	CFP	More Disabled Parking
Taylor	CFP	More Parking
Taylor	CFP	New - wipe proof - Chairs in Dining Room
Taylor	CFP	New Carpet
Taylor	CFP	New Carpet in Hallways
Taylor	CFP	New Carpet on Main Floor
Taylor	CFP	New Carpet on Main Floor
Taylor	CFP	New Carpeting
Taylor	CFP	New Carpeting on 1st Floor
Taylor	CFP	New Chairs for Dining Room
Taylor	CFP	New flooring on 1s Floor
Taylor	CFP	New Shower
Taylor	CFP	New store
Taylor	CFP	No more Green Doors
Taylor	CFP	Paint Apartment
Taylor	CFP	Replace Carperting in Apartments
Taylor	CFP	Replace Carpeting with Tile
Taylor	CFP	Return Canopy over Main Entrance
Taylor	CFP	Screened in Patio
Taylor	CFP	Sidewalk from Patio to Bus Stop
Taylor	CFP	Updated Elevator
Taylor	CFP	Two Large Elevators
Taylor	CFP	Two Basin Kitchen Sinks




2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Taylor	CFP	Ceiling Fans in Kitchen
Taylor	CFP	Rewire Cable in Building
Taylor	CFP	Fence in Dog Area
Taylor	CFP	Hot Tubs
Taylor	M	Better Care of Landscaping
Taylor	M	Better Cleaning of Elevators and Common Areas
Taylor	M	Better Smoke Detector - one that does not go off when cooking
Taylor	M	Cable that Works
Taylor	M	Carpet Cleaned
Taylor	M	Clean Carpet on 1st Floor
Taylor	M	Clean Carpets in Apartment
Taylor	M	Clean Elevators - Urine
Taylor	M	Clean under Current Stove
Taylor	M	Cleaner Elevators - less urine
Taylor	M	Different Locks on Doors
Taylor	M	Elevator needs to be Cleaned
Taylor	M	Fix Channel 950
Taylor	M	Grill for Tenants to Use
Taylor	M	Hallways & Elevator Cleaner
Taylor	M	Keep up Flower Planing
Taylor	M	Living Room Window to Open for Fresh Air
Taylor	M	More flowers
Taylor	M	More Handicap Spaces
Taylor	M	More Roses and Garden
Taylor	M	New Door Knob Handle on Apt Door
Taylor	M	New Light over Kitchen Sink
Taylor	M	Peach Trees
Taylor	M	Remove Bushes in Front of Computer Room Windows
Taylor	M	Safety Bar on Wall Leading to Bathtub
Taylor	M	Since Steve Left 1st Floor is not as Clean
Taylor	M	To be able to Open my Windows
Taylor	M	Wash or Paint Walls
Taylor	OP	Adult supervision in Computer Room
Taylor	OP	Better Communication about Meetings
Taylor	OP	Better Screening for Drug Dealers & Users

2015 Capital Planning  
Resident Advisory Group Results

Property	Category	Written Resident Response
Taylor	OP	Lab Attendent are not in Lab to Answer Questions
Taylor	OP	More Secure Building
Taylor	OP	More Trips to Museums and Zoos
Taylor	OP	Non-Tenants who wander the common areas
Taylor	OP	Office Open Longer
Taylor	OP	Post Quiet Hours & Garbage Shute Hours on each Floor
Taylor	OP	Put Meeting Info on Website
Taylor	OP	Tenants that do not Walk Their Dogs in the Appropriate Areas
Taylor	OP	Use Tokens in Laundry Room
Taylor	OP	Smoking Cantainers around Propety
Taylor	OP	WI-Fi in Lobby Area
Taylor	OP	TV Service Needs Improvement Dish
Taylor		More Handicap Accessible ?

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U.S. Department of Housing and Urban Development  
 RECEIVED  
 DEC 28 2015  
 BY: 

Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ellen Divita, the Director of Community Development  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

**The Housing Authority of the County of DeKalb**

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the

**City of DeKalb**

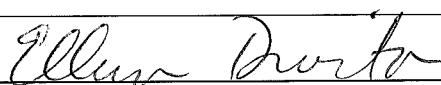
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

The PHA Plan is consistent with the City of DeKalb's Consolidated Plan. HACD and COD work  
 Together on affordable housing needs using the PHA as a resource for HUD related housing  
 programs . HACD and the COD are also participants in the Continuum of Care. Each agency is in  
 sync with the overall community goal of providing affordable housing to low income families.

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 <b>Ellen Divita</b>	Title <b>Director of Community Development</b>
Signature 	Date 12/23/15

In the upcoming year, HACD will continue to pursue its mission to provide quality affordable housing in DeKalb County, focusing primarily on operation and maintenance of existing programs.

In our Public Housing program we will continue to minimize the length of time that our units are off line due to turnaround maintenance. We will continue to have a group of ready applicants that are processed to move into the unit immediately upon the unit being turned over to management from maintenance.

In our Housing Choice Voucher program our goal is to maintain a lease-up rate between 98% and 100% subject to Federal funding dollars. We will continue landlord outreach efforts to increase the availability of units to HCV participants and improve geographic distribution.

Authority staff will participate in public discussion with the City of DeKalb regarding concentrations of poverty and minorities with examination of barriers to self sufficiency and quality of life improvements. The Authority will continue to build upon its advocacy of Fair Housing within its jurisdiction.

HACD will continue to operate in a manner designed to maximize the availability of its affordable units. HACD plans to conduct outreach within the local jurisdiction to explore charitable grants in an effort to offset the shortfall in funding.

HACD will continue to lead the DeKalb County Continuum of Care to further HUDs Objective to end chronic homelessness by partnering with our local homeless service provider and other supportive service providers within the Authorities jurisdiction.

Sources used for analysis are Quick Facts from the U.S. Census Bureau, HACD’s waiting list data and local data from a City of DeKalb and NIU combined 2013 housing study.

Demographics & Waiting Lists:

HACD’s waiting lists are currently open to the elderly, disabled. HACD opened its waiting lists to accept a combined total of 5000 applications on 10/20/2015. Current waiting list statistics as of 11/25/2015 are found in Table B. A comparison of County Population, Applicant statistics and current tenant statistics are shown in Table A.

**TABLE A**

	<b>US Quick Facts State</b>	<b>US Quick Facts DeKalb County</b>	<b>11/25/2015 Applicants</b>	<b>11/25/2015 Tenants</b>
Population	12,880,580	105,462	16,086	1,681
Households	4,772,723	37,844	6,375	794
White	77.5%	87.4%	11%	61%
Black	14.7%	7.6%	87%	38%
American Indian	.6%	.4%	1.5%	.7%
Asian	5.3%	2.8%	.4%	.6%
Hispanic	16.7%	10.9%	5%	5%
=< Poverty	14.1%	19%	78%*	68%*

\*estimated number

# The Housing Authority of the County of DeKalb

## *Housing Needs*

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DeKalb County's population represents .8% of the state of Illinois. DeKalb County sits between Chicago and Rockford, two of the largest cities in the state. DeKalb County is overall a rural county represented by 85% farmland. Racial breakdown demonstrates the county is primarily white at 87.4%, second is Hispanic ethnicity at 10.9% and third is 7.6% Black.

DeKalb County's poverty level is 4.9 percentage points higher than the state level of 14.1%. The City of DeKalb, which includes DeKalb Township, is home to the Northern Illinois University where the student population substantially contributes to the diversity and high poverty level.

### Housing Units:

The County has an estimated 41,003 housing units. The Authority has 564 vouchers and 280 public housing units, 54 Shelter Plus Care Units and 12 Multi-Family units for a total of 910 subsidized housing units available through the Authority. With the Authority's 910 units of housing assistance it can provide assistance for 2% of the units noted within the County.

There are other non PHA governed subsidized housing units within the City of DeKalb. The City of DeKalb is home to one of the largest privately owned project based section 8 properties consisting of 534 subsidized units. In addition to the 534 unit complex there are additional privately owned subsidized properties consisting of approximately 394 units for a county wide total of 1,850 subsidized units available constituting 4.5% of the overall estimated housing units within the county.

DeKalb County has **19%** of its population at or below poverty level. With the 2014 County population estimate of 105,462 people, 19% represents more than 20,000 people. The County has an estimated 37,844 households with an average household size of 2.6. Using the average household size of 2.6 and factoring in the 20,000 people at or below the poverty level, one could estimate that more than 7,600 households are at or below poverty level.

Current Authority housing inventory demonstrates the ability to provide housing assistance for only 12% of the households at or below the poverty level; factoring in non PHA governed subsidized units would allow for 24% leaving a deficit of **76%** of the households at or below the poverty level without affordable housing.

**The Housing Authority of the County of DeKalb**  
***Housing Needs***

**TABLE B**

<b>Housing Needs of Families on the Waiting List</b>			
WL based on 11/25/15 Data			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	HCV – 4485 LIPH – 1890 Total - <b>6375</b>		HCV – 46 – 8% LIPH – 34 – 12% based on 564/280 4/1/14 to 3/31/2015
Extremely low income <=30% AMI	HCV – 3466 LIPH – 1507 Total - 4973	HCV – 77% LIPH – 80% Total - 78%	
Very low income (>30% but <=50% AMI)	HCV – 738 LIPH – 280 Total -1018	HCV – 16% LIPH – 15% Total -16%	
Low income (>50% but <80% AMI)	HCV – 215 LIPH – 76 Total -291	HCV – 5% LIPH – 4% Total – 5%	
Families with children	HCV – 2738 LIPH – 1362 Total -4100	HCV – 61% LIPH – 72% Total – 64%	
Elderly families	HCV – 233 LIPH – 53 Total - 286	HCV – 5% LIPH – 3% Total – 4%	
Families with Disabilities	HCV – 2864 LIPH – 754 Total - 3618	HCV – 64% LIPH – 40% Total – 57%	
Race/White	HCV – 510 LIPH – 196 Total -706	HCV – 11% LIPH – 10% Total – 11%	
Race/Black	HCV – 3860 LIPH – 1669 Total -5229	HCV – 86% LIPH – 88% Total – 82%	
Race/Am Ind.	HCV – 81 LIPH – 17 Total - 98	HCV – 2% LIPH – .9% Total – 2%	
Race/Asian	HCV – 26 LIPH – 5 Total - 31	HCV – .5% LIPH – .3% Total - .5%	

**The Housing Authority of the County of DeKalb**  
*Housing Needs*

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Characteristics by Bedroom Size ( <b>Public Housing Only</b> )			
1BR	441	23%	
2 BR	839	44%	
3 BR	523	28%	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes: The waiting list is open to the elderly or disabled or Involuntarily Displaced only.</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			