

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority Of The County Of DeKalb		Locality (City/County & State)				
PHA Number: IL089		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	GOLDEN YEARS PLAZA (IL089000100)	\$109,500.00	\$258,940.00	\$94,810.00	\$149,375.00	\$399,225.00
	LEWIS - GARDEN ESTATES (IL089000200)	\$335,865.00	\$9,500.00	\$566,905.00	\$447,000.00	\$225,750.00
	CIVIC APARTMENTS (IL089000300)	\$147,373.00	\$615,935.00	\$222,660.00	\$125,000.00	\$351,400.00
	AUTHORITY-WIDE	\$383,637.00	\$92,000.00	\$92,000.00	\$255,000.00	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GOLDEN YEARS PLAZA (IL089000100)			\$109,500.00
ID0000529	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		\$8,000.00
ID0000539	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$1,000.00
ID0000540	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$8,000.00
ID0000541	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0000544	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Replace Spilt Units, Boilers, Air Handler, Air Cool Condensing Unit, Unit Fins and Shut Off Valves.		\$5,000.00
ID0000545	Senior Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground designed for Seniors		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000546	Garden Tool She(Non-Dwelling Site Work (1480)-Landscape)	Garden Tool Shed for tools, hoses fertilizer		\$3,500.00
ID0000547	Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0000554	Security Upgrades(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$1,000.00
ID0000560	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$3,000.00
ID0000561	Expand Garage(Non-Dwelling Construction-New Construction (1480)-Storage Area)	In large Garage for more storage and for truck.		\$5,000.00
ID0000567	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000585	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$2,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000588	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$1,000.00
ID0000592	Faucet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen, Bathroom Faucets & Shower Heads		\$1,000.00
ID0000601	Parking Lot Expansion(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Parking Lot Expansion do to lack of spaces with the mix population.		\$1,000.00
ID0000602	Air Duct Cleaning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Clean all apartment and common areas ducts.		\$2,500.00
ID0000603	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$5,000.00
ID0000605	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0000610	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		\$1,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000611	Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building electrical panels or mechanics .		\$5,000.00
ID0000612	Sidewalk & Curbing Replacement(Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove and replacement old sidewalks and curbing.		\$1,000.00
ID0000616	Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Tables, Chairs, Umbrellas for outdoor patio areas		\$1,500.00
ID0000618	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wireless Wi-Fi for Tenants		\$1,000.00
ID0000627	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$5,000.00
ID0000630	HVAC Modernization- (Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Roof Top Vents		\$30,000.00
ID0000635	Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Building Back-Up Generator		\$5,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000637	Closet Doors(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replacing old metal closet doors inside each apartment.		\$3,000.00
ID0000710	Laundry Room Coin Dispenser(Non-Dwelling Interior (1480)-Laundry Areas)	Laundry Room Coin Dispenser		\$5,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$335,865.00
ID0000530	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		\$10,000.00
ID0000533	Playground Mulch(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground Safe Mulch Replenishment		\$4,000.00
ID0000548	Message Board(Non-Dwelling Site Work (1480)-Signage)	Message Board for onsite Communication		\$10,000.00
ID0000549	Garbage Disposals(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Garbage Disposals for apartments		\$1,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000550	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0000553	Security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		\$1,000.00
ID0000559	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		\$2,000.00
ID0000562	Cluster Mailbox Replacement(Non-Dwelling Site Work (1480)-Signage)	Community Mailboxes for USPS		\$5,000.00
ID0000564	Plumbing Modernization(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins. Heat Covers		\$1,000.00
ID0000566	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000570	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wi-Fi for Tenants		\$10,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000571	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		\$2,000.00
ID0000579	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0000580	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$23,740.00
ID0000582	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000584	Ceiling Fan Living Room(Dwelling Unit-Interior (1480)-Electrical)	Installing Ceiling Fans in Living Rooms		\$5,000.00
ID0000594	Plumbing Modernization(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Sewer line, plumbing fixtures, showers toilets		\$1,970.00
ID0000595	Lighting Improvement(Non-Dwelling Site Work (1480)-Lighting)	Parking lot, exterior building		\$28,155.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000596	Gutter/Downspout Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Building gutters and downspout replacement		\$1,000.00
ID0000606	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0000626	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$5,000.00
ID0000628	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$100,000.00
ID0000633	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors, Front & Back Entry Doors		\$45,000.00
ID0000704	Kitchen Cabinets and Countertop Removal & Replacement (Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Cabinets, Countertop removal and replacement.		\$75,000.00
	CIVIC APARTMENTS (IL089000300)			\$147,373.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000531	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$12,000.00
ID0000532	Cabinet Spilt Units Heat/A-C(Non-Dwelling Interior (1480)-Mechanical)	Heater & A/C Condensing Units in Common Areas		\$4,000.00
ID0000534	Electrical Modernization(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Electrical improvements for units or building electrical panels or mechanics .		\$5,000.00
ID0000535	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$1,860.00
ID0000536	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$8,800.00
ID0000551	Vertical Blinds (Dwelling Unit-Interior (1480)-Other)	Window Blinds for Apartments		\$1,000.00
ID0000555	Security (Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure, Security Guards, Boring		\$7,375.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000556	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0000557	Building Column Patching, Painting & Caulking (Non-Dwelling Exterior (1480)-Paint and Caulking)	Building column patching, painting & caulking, Tendon Repair		\$1,000.00
ID0000558	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		\$1,000.00
ID0000563	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$14,600.00
ID0000565	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$1,000.00
ID0000568	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000572	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		\$2,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000587	Mailboxes Replacement(Non-Dwelling Interior (1480)-Other)	74 Apartment Mailboxes replaced		\$5,000.00
ID0000589	Closet Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Installing New Closet Doors in Apartments		\$5,000.00
ID0000591	Facuet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen, Bathroom		\$1,000.00
ID0000593	Air Duct Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace flex ducting with aluminum ducting		\$1,000.00
ID0000597	Commercial Washers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Washer for community laundry room		\$10,000.00
ID0000598	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Plumbing, Heating, Cooling Heating Fins in each Apartment		\$3,000.00
ID0000599	Solar Powered Parking Lot Lights(Dwelling Unit-Site Work (1480)-Lighting)	Install Solar powered Parking Lot Lights		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000604	Furniture for Common Areas(Non-Dwelling Interior (1480)-Common Area Finishes)	Coaches, chairs, tables, lamps, artificial trees		\$5,000.00
ID0000607	Door Levers(Dwelling Unit-Interior (1480)-Interior Doors)	Replace all door knobs to levers for ADA		\$1,000.00
ID0000609	Commercial Dryers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Dryers for community laundry room		\$1,000.00
ID0000613	Smokers Shelter(Non-Dwelling Construction-New Construction (1480)-Other)	Shelter to accommodate smokers		\$2,000.00
ID0000614	Outdoor Patio Furniture (Non-Dwelling Exterior (1480)-Other)	Tables, Chairs, Umbrellas for outdoor patio areas		\$12,500.00
ID0000615	West Entrance Improvements(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors)	New Retail Window Enclosure and Roof and Door		\$1,000.00
ID0000619	Property Wi-Fi(Non-Dwelling Site Work (1480)-Site Utilities)	Wi-Fi for Tenants		\$1,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000621	Window Sill Repairs(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Joint repair and caulking of the concrete window sills.		\$500.00
ID0000625	Security Upgrades Phase II(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Cameras, Server, Wiring Infrastructure		\$8,000.00
ID0000629	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Doors, Front & Back Entry Doors		\$1,000.00
ID0000631	Fire System & Communication Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Smoke Detectors, Heat Sensors, Fire System Upgrade to the building.		\$11,912.00
ID0000632	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalks. Curbs, Driveway Patios		\$10,826.00
	AUTHORITY-WIDE (NAWASD)			\$383,637.00
ID0000542	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$90,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000543	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$7,000.00
ID0000552	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$75,000.00
ID0000577	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$50,000.00
ID0000623	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$64,000.00
ID0000624	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$97,637.00
	Subtotal of Estimated Cost			\$976,375.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000644	Building Tile/Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Hallway Floors and Common Areas		\$20,000.00
ID0000645	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$9,560.00
ID0000646	Mechanical Modernization Units(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, Heating, Cooling Heating Fins in each Apartment		\$40,000.00
ID0000647	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0000648	Kitchen Modernization -Phase I(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$202,000.00
ID0000649	Bathroom Modernization(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	Update Kitchen for Marketability		\$259,375.00
ID0000653	Hallway Railings(Non-Dwelling Interior (1480)-Other)	ADA Hand Railings for Hallways		\$75,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000656	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$1,000.00
ID0000660	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000709	ADA Handrailings (Non-Dwelling Interior (1480)-Other)	Handrailing's on First Floor		\$7,000.00
	AUTHORITY-WIDE (NAWASD)			\$92,000.00
ID0000650	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$90,000.00
ID0000651	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$1,000.00
ID0000652	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$1,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LEWIS - GARDEN ESTATES (IL089000200)			\$566,905.00
ID0000617	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	All Apartment Windows		\$50,750.00
ID0000662	Kitchen Modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$266,835.00
ID0000666	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical)	Furnace, Air Condition Condensing Units		\$32,000.00
ID0000670	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 9 structures.		\$185,920.00
ID0000675	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt parking lots		\$10,000.00
ID0000677	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Refrigerators, Stoves		\$5,400.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000678	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
ID0000682	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$15,000.00
	CIVIC APARTMENTS (IL089000300)			\$222,660.00
ID0000661	Kitchen Modernization -37 Units Phase I(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Update Kitchen for Marketability		\$199,500.00
ID0000663	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$5,000.00
ID0000676	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$12,000.00
ID0000680	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000681	Plumbing Modernization(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$5,160.00
	GOLDEN YEARS PLAZA (IL089000100)			\$94,810.00
ID0000664	Seal Coating(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$5,400.00
ID0000665	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Refrigerators, Stoves		\$4,750.00
ID0000667	Plumbing Modernization(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$5,160.00
ID0000668	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$4,000.00
ID0000669	Concrete Repair & Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Sidewalk. Curbs, Driveway Patios		\$69,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000671	Kitchen Modernization (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Installing New Kitchen Counters and Cabinets		\$5,000.00
ID0000679	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$1,000.00
	AUTHORITY-WIDE (NAWASD)			\$92,000.00
ID0000672	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	CO		\$90,000.00
ID0000673	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-System Improvements)	Systems		\$1,000.00
ID0000674	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$1,000.00
	Subtotal of Estimated Cost			\$976,375.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$255,000.00
ID0000683	Architect (Contract Administration (1480)-Other Fees and Costs)	Design and Planning		\$75,000.00
ID0000687	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems		\$90,000.00
ID0000695	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	CO		\$90,000.00
	CIVIC APARTMENTS (IL089000300)			\$125,000.00
ID0000684	Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Stove, Refrigerator A/C Units		\$1,000.00
ID0000692	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$17,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000693	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$45,000.00
ID0000698	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$10,000.00
ID0000699	HVAC Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	HVAC Improvements for Units heating system and a/c		\$17,000.00
ID0000700	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Install Heat shut off valves and new fins in each apartment. Sewer line, plumbing fixtures, showers toilets		\$15,000.00
ID0000702	Generator Replacement(Non-Dwelling Construction - Mechanical (1480)-Generator)	Building Back-Up Generator		\$10,000.00
ID0000703	ADA Modernization (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Turning regular units into ADA complaint units.		\$10,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$447,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000688	Bathroom Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Tub Surrounds, Vanity, Lights & Floor		\$355,000.00
ID0000690	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$20,000.00
ID0000694	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$67,000.00
ID0000696	Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting apartment units over 10 years leased		\$5,000.00
	GOLDEN YEARS PLAZA (IL089000100)			\$149,375.00
ID0000689	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Shrubs, Flowers and Mulch Replacement		\$35,000.00
ID0000691	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Remove All Flooring in Apartment		\$13,000.00

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CIVIC APARTMENTS (IL089000300)			\$351,400.00
ID0000537	Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacing siding on 14 structures.		\$344,400.00
ID0000600	Asphalt Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Asphalt Walkways, parking lots		\$7,000.00
	LEWIS - GARDEN ESTATES (IL089000200)			\$225,750.00
ID0000620	Roof Removal & Replacement(Dwelling Unit-Exterior (1480)-Roofs)	The removal of old shingles, decking and replacing with new decking and shingles		\$75,000.00
ID0000705	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	All Apartment Windows		\$150,750.00
	GOLDEN YEARS PLAZA (IL089000100)			\$399,225.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000706	Plumbing Modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Heat shut off valves, plumbing values, fixtures and water lines and waste lines. Install Spilt Units, Boilers, Air Handler Base Board Shell and Fins		\$91,375.00
ID0000707	HVAC Modernization- (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Hot Water Radiator Fins, Baseboard Cabinets, and new shut off valves for each apartment		\$207,850.00
ID0000708	Copy of HVAC Modernization- (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Hot Water Radiator Fins, Baseboard Cabinets, and new shut off valves for each apartment		\$100,000.00
	Subtotal of Estimated Cost			\$976,375.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$90,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$7,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$64,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,637.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$383,637.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$90,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$1,000.00
Subtotal of Estimated Cost	\$92,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$90,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-System Improvements)	\$1,000.00
Architect (Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Subtotal of Estimated Cost	\$92,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Architect (Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$90,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$90,000.00
Subtotal of Estimated Cost	\$255,000.00

A.	PHA Information.															
A.1	PHA Name: <u>Housing Authority Of The County Of DeKalb</u> PHA Type: <input checked="" type="checkbox"/> High Performer		PHA Code: <u>IL089</u>													
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>280</u> Number of Housing Choice Vouchers (HCVs) <u>606</u> Total Combined <u>886</u>															
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission															
	<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>How the public can access this PHA Plan: 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.</p>															
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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 colspan="2" style="width: 40%;">Program(s) not in the Consortia</th> </tr> <tr> <th style="width: 20%;">No. of Units in Each Program</th> <th style="width: 20%;"></th> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">PH</td> <td style="text-align: center;">HCV</td> </tr> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program					PH	HCV
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia													
			No. of Units in Each Program													
			PH	HCV												

B.	Plan Elements
B.1	<p>Revision of Existing 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 type="checkbox"/> <input checked="" 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) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</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 type="checkbox"/> <input checked="" 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 Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" 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>
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>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 ComEd/Nicor 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 \$10K in non-federal funds to assist with tenant security deposits.</p>
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Latest 5 year plan was submitted in 2025.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) 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>		
C.2	<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>		
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="164 940 1528 1549"> <tr> <td data-bbox="164 940 1528 1003"> <p>Fair Housing Goal: Further non discrimination</p> </td></tr> <tr> <td data-bbox="164 1003 1528 1549"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>HACD strives to affirmatively further civil rights and fair housing in all its federally assisted housing programs The responsibility to further nondiscrimination pertains to all areas of the PHA's operations Federal laws require PHAs to treat all applicants and tenant families equally, providing the same quality of service, regardless of family characteristics and background. Federal law prohibits discrimination in housing based on race, color, religion, sex, national origin, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status. The PHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: • Title VI of the Civil Rights Act of 1964 • Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988) • Executive Order 11063 • Section 504 of the Rehabilitation Act of 1973 • The Age Discrimination Act of 1975 • Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern) • The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014-20 • The Violence Against Women Act of 2013 (VAWA) • Any applicable state laws or local ordinances and any legislation protecting individual rights of tenants, applicants, or staff that may subsequently be enacted</p> </td></tr> </table>	<p>Fair Housing Goal: Further non discrimination</p>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>HACD strives to affirmatively further civil rights and fair housing in all its federally assisted housing programs The responsibility to further nondiscrimination pertains to all areas of the PHA's operations Federal laws require PHAs to treat all applicants and tenant families equally, providing the same quality of service, regardless of family characteristics and background. Federal law prohibits discrimination in housing based on race, color, religion, sex, national origin, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status. The PHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: • Title VI of the Civil Rights Act of 1964 • Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988) • Executive Order 11063 • Section 504 of the Rehabilitation Act of 1973 • The Age Discrimination Act of 1975 • Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern) • The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014-20 • The Violence Against Women Act of 2013 (VAWA) • Any applicable state laws or local ordinances and any legislation protecting individual rights of tenants, applicants, or staff that may subsequently be enacted</p>
<p>Fair Housing Goal: Further non discrimination</p>			
<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>HACD strives to affirmatively further civil rights and fair housing in all its federally assisted housing programs The responsibility to further nondiscrimination pertains to all areas of the PHA's operations Federal laws require PHAs to treat all applicants and tenant families equally, providing the same quality of service, regardless of family characteristics and background. Federal law prohibits discrimination in housing based on race, color, religion, sex, national origin, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status. The PHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: • Title VI of the Civil Rights Act of 1964 • Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988) • Executive Order 11063 • Section 504 of the Rehabilitation Act of 1973 • The Age Discrimination Act of 1975 • Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern) • The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014-20 • The Violence Against Women Act of 2013 (VAWA) • Any applicable state laws or local ordinances and any legislation protecting individual rights of tenants, applicants, or staff that may subsequently be enacted</p>			

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 7.02 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.

Form identification: IL089-Housing Authority Of The County Of DeKalb Form HUD-50075-HP (Form ID -2926)