

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>940</u> Number of Housing Choice Vouchers (HCVs) <u>653</u> Total Combined Units/Vouchers <u>1593</u> </p> <p> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	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.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input 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?</p> <p>Y N <input type="checkbox"/> <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>

<p>C.2</p>	<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>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-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>
<p>C.4</p>	<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?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

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 Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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" (24 CFR 903.7).

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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists 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.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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)). 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)).

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. 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 survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors 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 survivor 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)).

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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 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."

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) 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 under Section 33; 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 the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment ID of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

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(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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 Resident Advisory Board (RAB) comments. If the RAB had comments on 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.2 Certification by State of 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). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Attachments

B.1 Plan Elements

1. Housing Needs
2. Deconcentration Policy
3. Financial Resources
4. Substantial Deviation
5. Significant Amendment

B.2 New Activities

6. Demolition & Disposition
7. Project-Based Vouchers
8. Units with Approved Vacancies for Modernization

B.4 Capital Improvements

9. Capital Fund Annual Statement & Planning Worksheet

C. Certifications

10. Form HUD-50077-SL: Certification by State or Local Officials
11. Form HUD-50077-ST-HCV-HP: Civil Rights Certification

D. Other

12. Challenged Elements

Attachment 1

Housing Needs of Families on the PHA's Waiting Lists			
Waiting List type: (<i>select one</i>)			
<input 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/sub jurisdiction:			
	# of families	% of total families	Annual turnover
Waiting list total	937	100%	224
Extremely low income (<=30% AMI)	831	89%	
Very low income (>30% but <=50% AMI)	78	8%	
Low income (>50% but <80% AMI)	28	3%	
Families with children	345	37%	
Elderly families	119	13%	
Families with Disabilities	130	14%	
White (non-Hispanic)	716	76%	
Black	182	19%	
Hispanic	96	10%	
Other	56	6%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	637	68%	
2 BR	203	22%	
3 BR	88	9%	
4 BR	9	1%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (<i>select one</i>)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
<i>If yes:</i>			
How long has it been closed (number of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Attachment 1

Housing Needs of Families on the PHA's Waiting Lists			
Waiting List type: <i>(select one)</i>			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input 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/sub jurisdiction:			
	# of families	% of total families	Annual turnover
Waiting list total	1068	100%	526
Extremely low income (<=30% AMI)	955	89%	
Very low income (>30% but <=50% AMI)	80	8%	
Low income (>50% but <80% AMI)	33	3%	
Families with children	477	45%	
Elderly families	190	18%	
Families with Disabilities	133	12%	
White (non-Hispanic)	682	64%	
Black	289	27%	
Hispanic	100	9%	
Other	64	6%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed <i>(select one)</i> ? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
(PHA uses a lottery system to pull from waiting list)			
<i>If yes:</i>			
How long has it been closed (number of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

12-IV.E. DECONCENTRATION

PHA Policy

The PHA is not subject to deconcentration requirements.

12-IV.F. REEXAMINATION / NEW RENT EFFECTIVE DATE POLICIES FOR TRANSFERS

PHA Policy

The reexamination date will not be changed. If the lease is effective other than the first day of a month, the new rent will be effective the first day of the calendar month following the move.

Attachment 3

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund	\$3,200,000	PHA Operations
b) Public Housing Capital Fund	\$3,015,520	Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,000,000	Program Operations
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 501-25	\$150,000	PHA Operations
3. Public Housing Dwelling Rental Income	\$2,895,057	PHA Operations
4. Other Income (list below)		
Interest Income	\$1,500	PHA Operations
Misc. Income	\$140,000	PHA Operations
5. Non-federal sources (list below)		
Total resources	\$13,402,077	

Substantial Deviation

Substantial Deviation: Discretionary changes in the plans or policies of the Authority that fundamentally change the mission, goals, objectives or plans of the agency which do not require the formal approval through resolution by the Board of Commissioners. Changes to the Capital Fund Annual Statement and Five Year Action Plan as allowed through fungibility. Non-Discretionary changes required by regulation or law.

Significant Amendment

Significant Amendment: Discretionary changes in the plans or policies of the Authority that fundamentally change the missions, goals, objectives or plans of the agency and which require the formal approval through resolution by the Board of Commissioners.

Substantial Deviation: Discretionary changes in the plans or policies of the Authority that fundamentally change the mission, goals, objectives or plans of the agency which do not require the formal approval through resolution by the Board of Commissioners. Changes to the Capital Fund Annual Statement and Five Year Action Plan as allowed through fungibility. Non-Discretionary changes required by regulation or law.

	Development Number	Building Number	Unit Number	BedRoom Count	Address	PIN
A M P 1	IL014000001	27-02	027-0942	3	2235 BERRY AVE.,OTTAWA	21-02-104-012
	IL014000001	27-04	027-0944	3	235 W. LINCOLN STREET,GRAND RIDGE	27-24-118-002
	IL014000001	27-06	027-0946	4	1846 N 2753rd ROAD,OTTAWA	15-43-257-000
	IL014000001	27-07	027-0947	3	507 N. LINCOLN STREET,UTICA	19-08-401-027
	IL014000001	27-15	027-0952	3	1107 RETZ DRIVE,OTTAWA	21-01-215-002
	IL014000001	27-14	027-0954	3	1100 DENHARD DRIVE,OTTAWA	21-01-214-017
	IL014000001	27-17	027-0957	4	3492 E.2153RD ROAD,WEDRON	14-09-234-000
	IL014000001	27-09	027-0959	3	2412 E. 2360th RD,MARSEILLES	23-36-428-011
A M P 3	IL014000003	27-01	027-0941	3	504 FULLER ST.,STREATOR	34-30-302-055
	IL014000003	27-03	027-0943	4	1602 SHAFT STREET,STREATOR	33-23-423-034
	IL014000003	27-05	027-0945	3	20 SUNBERRY DR.,STREATOR	34-31-307-005
	IL014000003	27-08	027-0948	3	1017 E 12TH ST,STREATOR	36-12-404-000
	IL014000003	27-19	027-0949	3	2 SUNWOOD DRIVE,STREATOR	34-31-306-008
	IL014000003	27-11	027-0951	3	1130 SARATOGA,STREATOR	34-31-308-006
	IL014000003	27-13	027-0953	3	1532 LITTLE MAIN STREET,STREATOR	34-30-115-031
	IL014000003	27-18	027-0958	4	1387 East 16th Road,STREATOR	34-30-115-031
	IL014000003	27-20	027-0960	3	RTE 3 1070 N 14th Rd,STREATOR	34-30-115-031
						34-30-115-031
	IL014000003	27-22	027-0962	3	207 GARY STREET,LEONORE	31-03-203-004
					34-31-311-004	
IL014000003	27-24	027-0964	3	6 SUNBERRY,STREATOR	34-31-311-008	
Total Units		19				

DEMOLITION/DISPOSITION NOTES

The Housing Authority for LaSalle County (HALC) is proceeding with disposition for the following:

- 1) HALC has HUD approved disposition (DDA0012199) for 19 scattered site homes listed above.
- 2) HALC has 5 vacant lots from a prior demolition that will proceed to disposition.
- 3) HALC has started the disposition application process under commensurate public benefit for a daycare center located in Streator, Illinois.

Project Based Vouchers

The Housing Authority for LaSalle County will continue to work with developers to project base up to 20% of our baseline units, in accordance with HOTMA, to expand affordable housing throughout our areas of jurisdiction or other areas with HUD approval.

Multiple factors will be considered when making a determination as to whether to project base vouchers in the PHA's jurisdiction. Primary considerations will include project unit bedroom size, demographic need, project location, affirmatively furthering fair housing and equal housing opportunity, and whether supporting the project is beneficial to the PHA's voucher program and viable to administer.

Presently the PHA has been working with HUD and a neighboring PHA who has been approved for Streamlined Voluntary Conversion of its sole development consisting of 95 units. We have received 95 Tenant Protection Vouchers which will eventually be converted to Tenant Based Vouchers and will stay with the development. We will administer the vouchers for that development.

Attachment 8

Amp 2 Rehab Units - PHASE 4

PIC #	Building #	Dev	Unit #	BR Size	NOTES
007-0169	07-11	14-7	171	1	
007-0132	07-1	14-7	84	3	
007-0133	07-1	14-7	85	3	
004-0146	04-4	14-4	112	2	
004-0147	04-4	14-4	113	2	
004-0148	04-4	14-4	114	2	
004-0149	04-4	14-4	115	2	

Attachment 9

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 3/31/2021

Part I: Summary					
PHA Name: Housing Authority for LaSalle Co.		Grant Type and Number Capital Fund Program Grant No: IL06P014501-26 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2026 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	150,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	121,800			
5	1480 General Capital Activity	2,766,994			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 3/31/2021

Part I: Summary					
PHA Name: HOUSING AUTHORITY FOR LASALLE COUNTY		Grant Type and Number Capital Fund Program Grant No: : IL06P014501-26 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2026 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,038,794			
16	Amount of line 20 Related to LBP Activities				
17	Amount of line 20 Related to Section 504 Activities				
18	Amount of line 20 Related to Security - Soft Costs				
19	Amount of line 20 Related to Security - Hard Costs				
20	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages								
PHA Name: Housing Authority for LaSalle County		Grant Type and Number Capital Fund Program Grant No IL06P014501-26 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2026			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL06P0140001	14-17 DWV/SUPPLY REPLACEMENT			1,328,329				
IL06P0140002	14-4/7 REHAB PHASE 4	1480	1	1,100,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY FOR LASALLE COUNTY		Grant Type and Number Capital Fund Program Grant No: : IL06P014501-26 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:2026			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL14000001	A/E Services Amp 1	1480	1	79,687				
IL14000002	A/E Services Amp 2	1480	1	129,687				
IL14000003	A/E Services Amp 3	1480	1	40,626				
IL14000001	Inspection Cost Amp 1	1480	1	4,800				
IL14000002	Inspection Cost Amp 2	1480	1	7,800				
IL14000003	Inspection Cost Amp 3	1480	1	2,400				
IL14000001	Sundry Amp 1	1480	1	1,600				
IL14000002	Sundry Amp 2	1480	1	2,600				
IL14000003	Sundry Amp 3	1480	1	800				
IL14000001	Management Fees Amp 1	1410	1	46,284				
IL14000002	Management Fees Amp 2	1410	1	53,592				
IL14000003	Management Fees Amp 3	1410	1	21,924				
IL14000001	Operation Amp 1	1406	1	50,000				
IL14000002	Operation Amp 2	1406	1	0				
IL14000003	Operation Amp 3	1406	1	100,000				
IL14000001	Contingency Amp 1	1480	1	21,887				
IL14000002	Contingency Amp 2	1480	1	35,620				
IL14000003	Contingency Amp 3	1480	1	11,158				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HOUSING AUTHORITY FOR LASALLE COUNTY					Federal FFY of Grant: 2026
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL14000001	03/25/2028		03/25/2030		
IL14000002	03/25/2028		03/25/2030		
IL14000003	03/25/2028		03/25/2030		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Column1	Column2	Column 3	Column 4	Column 5	Column 6	Column 7
5 YEAR WORK SHEET	CURRENT 10/28/25	2026	2027	2028	2029	2030
DEVELOPMENT	WORK ITEM					
Parkview 14-1	Landscape site work/tree removal				4000	
	R/R Storm and Apt Entrance Doors			115000		
	Interior Renovations admin		10000			
	R/R Overhead Doors & Ext Doors Admin		10000			
	Rehab Apts Phase I (12units)	290546				
	Rehab Apts Phase II(12)		300000			
	Rehab Apts Phase III(12)			300000		
	Rehab Apts Phase IV(14)				300000	
	Replace/Mudjack Sidewalks along road					100000
	Replace Apt Countertops and Sinks				25000	
	Dumpster Surround					20000
	Remove and Replace Kitchen Cabinets	15000				
	Remove and Replace Roofs		15000			
	Remove and Replace Bathrooms			15000		
Stan Clark 14-2	Install Utility Check Meters			5000		
	Sitework/Tree removal	17500				
	Sitework/Signage	17500				
	Rehab Apt Phase I (5 Units)		200000			
	Rehab Apt Phase II (5 Units)			200000		
	R/R Siding/Soffits/Gutters			20000		
	Install Security Camera System				25000	
	Blacktop North Parking Lots					75000
	Replace Windows	75000				
	Remove and Replace Kitchen Cabinets			15000		
	Remove and Replace Roofs				15000	
	Remove and Replace Bathrooms					15000
O'Brien Cts 14-3	Install Utility Check Meters			5000		
	Sitework/Remove Cloths poles/install sanitary clea	10000				
	Rehab Apts Phase I (6)		152097			
	Rehab Apts Phase II (6)			152097		
	R/R Siding/Soffitt/Gutters				40000	
	Sitework/Signage			15000		
	Install Security Camera System				80000	
	Remove and Replace Kitchen Cabinets			15000		
	Remove and Replace Roofs				15000	
	Remove and Replace Bathrooms					15000
Centennial 14-4/7	Tree Removal	15000				
	Replace siding	25000				
	Sealcoat and Stripe Parking Lots	20000				
	Rehab Apt Phase V (23units)			529524		
	Rehab Apt Phase VI (13 units)				618978	
	Rehabe APT Phase VII (22 Units)					168978
	Install Water Check Meters		42552			
	Repave Street parking lots & curbs					150000
	Replace Windows	115000				
	Sitework/Sewer Laterals	20000				
	Remove and Replace Exterior Doors		10000			
	Remove and Replace Roofs			10000		
	Sitework/Security Additional Cameras				10000	
Southview 14-5						
	Landscape/Signage/Sitework/Parking			15000		
	Rehab Phase I (10 units)	300000				

	Phase II (10 units)		300000			
	Rehab Phase III (10 units)			290000		
	Replace Furnace Flues				15000	
	Sealcoat and Stripe Parking Lots					25000
	Remove and Replace Kitchen Cabinets			15000		
	Remove and Replace Roofs				15000	
	Remove and Replace Bathrooms					15000
	Remove and Replace Gutters/Soffit/Facia		15000			
Stricker Cts 14-6	Install Utility Check Meters			7500		
	Landscaping/Sitework/Signage		15000			
	R/R Fence		20000			
	Rehab Phase I (7 units)	100000				
	Rehab Phase II (7 units)		100000			
	Rehab Phase III (6 units)			90000		
	R/R Siding				40000	
	Dumpster Surround					15000
	Replace Eyebrows over doors					35000
	Replacement storm doors					50000
	Remove and Replace Roofs			15000		
	Remove and Replace Bathrooms				15000	
	Remove and Replace Gutters/Soffit/Facia					15000
Gallo Cts 14-8						
	Rehab Phase I (7 units)	60000				
	Rehab Phase II (7 units)		60000			
	Rehab Phase III (6 units)			50000		
	Sealcoat and Stripe Parking Lots		10000			
	Tuckpoint Seal Building		20000			
	Remove and Replace Door Locks	10000				
	Remove and Replace Kitchen Cabinets		10000			
	Remove and Replace Roofs			10000		
	Remove and Replace Bathrooms				10000	
	Remove and Replace Exterior Doors					10000
	Security Upgrades	10000				
Evans Hts 14-9	Install Utility Check Meters			20000		
	Rehab Phase 1 (12Units)				190000	
	Rehab Phase 2 (15 units)					250000
	Sealcoat and Stripe Parking Lots			10000		
	Replace Sewer Mains and Laterals					100000
	Replace Water Mains and Laterals				90000	
	Replace Gas Mains and Laterals		40000			
	Replace Exterior Doors	10000				
	Replace Siding/Gutters/Soffit/Facia		10000			
	Remove and Replace Windows			10000		
	Remove and Replace Kitchen Cabinets				10000	
	Remove and Replace Roofs					10000
	Remove and Replace Bathrooms					10000
	Remove and Replace Meter Sockets	10000				
	Landscaping/Sitework/Signage		10000			
Dougherty 14-10						
	Replace Electrical Switchgear	85000				
	Security Upgrades				20000	
	Replace DWV and Supply Piping				97501	
	Common Area Improvements				10000	
	Install PTAC Units		100000			
	Elevator Mod					147625

	Recaulk Windows inside/outside				65000
	R/R Door King system		10000		
	R/R Door Security to Common Areas		25000		
	R/R Exterior Entryways			10000	
	R/R Kitchen Cabinets			10000	
	Remove and Replace Roof				10000
	Remove and Replace Bathrooms	20000			
Everett 14-11	Elevator Modernization			95000	
	Replace A/C Sleeves				65000
	R/R Windows (70 Apts)		125000		
	Tuckpoint and Seal				130000
	Sealcoat and Stripe Parking Lots				10000
	Replace Apt Flooring				15000
	Replace BLDG Entrance Doors				30000
	Common Area Improvements				10000
	Install PTAC Units			60000	
	Dumpster Surround				10000
	Replace Electrical Switchgear	80000			
	R/R Door King system		10000		
	R/R Balcony Doors			5000	
	R/R Door Security to Common Areas			15000	
	R/R Kitchens and Countertops	20000			
	Remove and Replace Roof		10000		
	Remove and Replace Bathrooms			10000	
Hughett14-12/15					
	Replace Electrical Switchgear		15000		
	Elevator Modernization		140000		
	R/R Windows		100000		
	R/R Bldg Entrance Doors (3)			25000	
	R/R Both Backup Generators				5000
	Security Upgrades				20000
	Replace Appliances				200000
	Common Area Improvements				12500
	Install PTAC Units				101180
	Dumpster Surround				15000
	Sealcoat and Stripe Parking Lots				10000
	R/R Door King system		10000		
	R/R Door Security to Common Areas		10000		
	Remove and Replace Roof	82180			
Mueller 14-13	Elevator Modernization			76708	
	R/R Appliances		40000		
	Landscape/Sitework/Parking		7500		
	R/R HVAC Common Areas		10000		
	Security Upgrades				20000
	Replace Electrical Switchgear				10000
	Common Area Improvements				10000
	Install PTAC Units				50000
	Sealcoat and Stripe Parking Lots				10000
	R/R Door King system		10000		
	R/R Door Security to Common Areas		10000		
	Replace Apartment Doors	10000			
	R/R Roof			10000	
	R/R Door King system				10000
	R/R Door Security to Common Areas				10000
	R/R Common Area Flooring			10000	

Guerrini 14-14	Landscape/Sitework/Signage		10000			
	Replace Sewer Lines				5528	
	Sealcoat and Stripe Parking Lots			10000		
	Remove and Replace Kitchen Cabinets	10000				
	Remove and Replace Roofs		10000			
	Remove and Replace Bathrooms			10000		
	Security Upgrades				10000	
Mendota 14-16	Landscape/Sitework			5000		
	Security Upgrades				30000	
	Common Area Improvements				10000	
	Install PTAC Units				40000	
	Elevator Mod				40000	
	Replace Electrical Switchgear				10000	
	R/R Heating Supply and Return Piping					120000
	Sealcoat and Stripe Parking Lots			10000		
	R/R Door King system		10000			
	R/R Door Security to Common Areas		10000			
	R/R Backup Generator	10000				
Fox 14-17	Landscape/Sitework/Signage		5000			
	R/R HVAC Units in Apts	295000				
	Security Upgrades				30000	
	R/R Curtain Walls		140000			
	Rehab Comm Room Kitchen		10000			
	Tuckpoint Seal Ext	90603				
	Elevator Mod (less Cars)	105000				
	Replace DWV and Supply Piping				40000	
	Replace Appliances					110000
	Common Area Improvements				10000	
	Replace Electrical Switchgear	60000				
	Remove and Replace Heating/Cooling Lines				43642	
	R/R Door King system		10000			
	R/R Door Security to Common Areas		10000			
	Remove and Replace Kitchen Cabinets			10000		
	Remove and Replace Roof				10000	
	Remove and Replace Bathrooms					10000
Delbert 14-18	Repair Interior Slabs		111180			
	Tree Removal/Replacement			10000		
	Tuckpoint and seal					100000
	Rehab Phase 1 (7 Units)				100000	
	Rehab Phase 2 (15 units)					245546
	Replace Perimeter Fencing					25000
	Upgrade Security System		70000			
	Remove and Replace Kitchen Cabinets	10000				
	Remove and Replace Roofs		10000			
	Remove and Replace Bathrooms			10000		
	R/R Windows				10000	
	R/R Sewer Main and Laterals					81180
	R/R Siding/Gutters/Soffit/Fascia	10000				
	R/R Meter sockets and panels		10000			
Ravlin 14-26	Landscape/Sitework/Signage		10000			
	Elevator Mod			117500		
	Replace Windows	65,000				
	Replace Electrical Switchgear	50000				
	R/R Door King system		10000			
	R/R Door Security to Common Areas		10000			

	Remove and Replace Kitchen Cabinets	10000				
	Remove and Replace Roof	10000				
	Tuckpointing	10000				10000
Duplexes 14-29	R/R Siding/Gutters/Soffit/Fascia	75000				
	R/R Exterior and Storm Doors	80000				
	R/R Kitchens	50000				
	R/R Bathrooms	50000				
	R/R Interior and Closet Doors				10000	
	Remove Carpet Add New Flooring				35000	
	Landscape/sitework					10000
	R/R Windows	10000				
	R/R Roofs	10000				
	Total	\$ 2,408,329.00	\$ 2,428,329.00	\$ 2,428,329.00	\$ 2,428,329.00	\$ 2,418,329.00
	Authority Wide					
	A/E	250000	250000	250000	250000	250000
	INSPECTION	15000	15000	15000	15000	15000
	ADVERTISING	5000	5000	5000	5000	5000
	MANAGEMENT FEES	121800	121800	121800	121800	121800
	OPERATIONS	150000	150000	150000	150000	150000
	CONTINGENCY	68665	68665	68665	68665	68665
		\$610,465.00	\$610,465.00	\$610,465.00	\$610,465.00	\$610,465.00
	Grand Total	\$3,038,794.00	\$3,038,794.00	\$3,038,794.00	\$3,038,794.00	\$3,038,794.00
	GRANT AMOUNT	\$ 3,038,794.00	\$ 3,038,794.00	\$ 3,038,794.00	\$ 3,038,794.00	\$ 3,038,794.00
	OVER/UNDER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U. S Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027</p>
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kristin L. Faust, the Executive Director, IHDA
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the IL014 - Housing Authority for LaSalle County is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

State of Illinois

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Housing Authority for LaSalle County has reviewed the State Consolidated Plan and the PHA's 5-year Plan 2025-2029 and Annual Plan are consistent and in compliance with the State Plan in continuing to provide affordable housing in general and specifically Goals 1, 3, 6: The PHA Annual plan and 5-year plan provide for: 1) Preservation and maintenance of the availability of affordable housing through rehabilitation of existing housing stock which HALC continues to do through its modernization of units each year; 3) Increasing the supply of decent, safe and sanitary affordable housing for extremely low-income households by HALC continuing to work with developers where feasible using project-based vouchers (PBV); 6) HALC has and continues to work with local homeless shelters to rapidly rehouse homeless individuals and families in affordable housing. Additionally, HALC is committed to working with agencies on providing housing to special populations (persons with disabilities, veterans, VAWA) and will actively partner with developers for special needs housing such as Section 811.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Kristin L. Faust	Title: Executive Director, IHDA
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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: IL014 - Housing Authority for LaSalle County form HUD-50077-SL (Form ID - 6150)
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**Certifications of Compliance with
PHA Plan 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 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. 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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. 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' for people with physical disabilities.
12. 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.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. 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.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority for LaSalle County

IL014

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2026**

5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MR Ed Biggins		Name of Board Chairman: Michael Crowley	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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