

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>McHenry County Housing Authority</u> PHA Code: <u>IL116</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2010</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>23</u> Number of HCV units: <u>947</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The McHenry County Housing Authority exists to assist low income individuals and families to maintain an affordable, sanitary and decent living environment, and to provide them with the means to avoid crisis situations and achieve economic independence.												

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**PHA GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING**

Objectives:

McHenry County Housing Authority will apply for additional Housing Choice Vouchers when an opportunity arises that they would be available.

McHenry County Housing Authority will ensure that the public housing units it owns and manages are used effectively with very little vacancy occurring and quick turn-around of vacant units.

McHenry County Housing Authority will look for opportunities to purchase or build units or developments to ensure an affordable housing supply. MCHA may partner with developers and builders of affordable housing as an owner or manager of these properties.

McHenry County Housing Authority will be a member of the newly formed McHenry County Housing Commission and will work to accomplish their goal of ensuring housing opportunities for McHenry County residents of all income levels.

**PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING**

Objectives:

McHenry County Housing Authority will work to establish itself as a "high performer" under HUD's standards for its public housing program.

McHenry County Housing Authority will work to maintain its 100 SEMAP score for its voucher management.

McHenry County Housing Authority will use the capital fund program to rehabilitate and modernized its public housing units to ensure housing quality standards, as well as energy efficiency.

**PHA GOAL: INCREASE ASSISTED HOUSING CHOICES**

Objectives:

Conduct outreach effort to potential voucher landlords to inform them of our program and the HUD regulations regarding landlord responsibilities.

Implement a voucher homeownership program that would allow working families and disabled voucher holders to use their assistance for ongoing mortgage payments.

McHenry County Housing Authority will work with the Regional Housing Initiative to implement their program that gives developers an incentive to provide affordable housing near employment and transportation in low poverty areas by committing project-based vouchers to affordable housing developments.

McHenry County Housing Authority may convert housing choice vouchers to project-based vouchers as an incentive for developers to provide quality affordable housing opportunities for people on the MCHA waiting list.

PHA Goal: Provide an improved living environment for the McHenry County community

McHenry County Housing Authority will continue to operate its Owner Occupied Rehabilitation Program to assist area homeowners address problems in their homes including life safety issues, code violations and deferred maintenance.

McHenry County Housing Authority will continue to operate its Community Services programs that provide emergency housing for homeless individuals and families, transitional housing, dental, vision and hearing aid assistance.

McHenry County Housing Authority will continue to operate its energy programs for the county including administering the LIHEAP and Weatherization programs.

McHenry County Housing Authority will continue to be an active member of the McHenry County Continuum of Care Committee to end Homelessness and identify needs of area low income residents and work to fill the gaps in services that address those needs.

**PHA GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

Objectives:

McHenry County Housing Authority will work to provide financial literacy counseling and life skills training to Public Housing tenants.

McHenry County Housing Authority will undertake affirmative measures to identify and work with Section 3 contractors in its rehabilitation programs.

**PHA GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

Objectives:

McHenry County Housing Authority will ensure that its employees receive training on fair housing laws and requirements.

McHenry County Housing will display the equal opportunity fair housing logo in its published materials.

**PROGRESS ON GOALS FROM PREVIOUS 5 YEAR PLAN**

McHenry County Housing Authority has made significant progress in meeting its stated goals. While additional Section 8 Housing Choice Vouchers did not become available, MCHA was able to secure some additional rental assistance for 21 units under the State's Rental Housing Support Program. MCHA was able to continue with its modernization efforts of its public housing units and with additional funds allocated from the American Rapid Recovery Act, was able to concentrate on some energy efficiency improvements including installing energy efficient furnaces and windows. While MCHA has not begun a homeownership program using Housing Choice Vouchers, the Executive Director has attended training sessions on the program and is working with a local nonprofit agency to develop a program using the HUD Neighborhood Stabilization Program funding. Fair Housing continues to be a major concern of the McHenry County Housing Authority and every member of the staff attended a fair housing training that was presented by our local legal advocacy agency, Prairie State Legal Services.

**PHA Plan Update**

**6.0**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The Waiting List Organization element for the Housing Choice Voucher Program states that it may use a project-based waiting list in the event that MCHA converts Housing Choice Vouchers to project-based vouchers.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The PHA plans, attachments and supporting documents are available for public inspection at the main administrative office of the PHA located at 1108 N. Seminary Avenue, Woodstock, Illinois.

PHA Plan Elements:

**(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

**Public Housing**

**Eligibility:** The PHA verifies eligibility for admission to Public Housing when families are within a certain number of being offered a unit: 3. The PHA uses criminal or drug-related activity and rental history checks as non-income related screening factors to establish eligibility for admission to Public Housing. As part of the screening process, the PHA requests criminal records from local and State law enforcement agencies .

**Waiting List Organization:** The PHA uses a sub-jurisdictional list to organize its Public Housing waiting list. Interested persons may apply for admission to Public Housing at the PHA main administrative office.

**Assignment:** Applicants are given three or more vacant unit choices before they are removed from the waiting list, and this policy is consistent across all waiting list types.

**Admission Preferences:** The PHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income.

Under the following circumstances, transfers will take precedence over new admissions: emergencies, over-housed, under-housed, and administrative reasons (e.g., to permit modernization work).

The PHA has established preferences for admission to Public Housing (other than date and time of application) for residents who live and/or work in the jurisdiction. The admissions preference has a priority of (1) for date and time and (1) residents who live or work in the jurisdiction.

**Occupancy:** The following reference materials are provided to applicants and residents regarding information about the rules of occupancy of Public Housing: the PHA-resident lease, the PHA's Admissions and (Continued) Occupancy policy, Rules and Regulations as well as a PHA briefing seminar.

Residents must notify the PHA of changes in family composition any time the family composition changes.

**Deconcentration and Income Mixing:** The PHA does not have any general occupancy (family) Public Housing developments covered by the deconcentration rule.

**Section 8**

**Eligibility:** The extent of screening conducted by the PHA is as follows: criminal or drug-related activity only to the extent required by law or regulation. The PHA requests criminal records from local and State law enforcement agencies.

**Waiting List Organization:** The Section 8 tenant-based assistance waiting list is not merged with any other program waiting list. MCHA may use a project-based waiting list if it converts Section 8 Housing Choice Vouchers to project-based vouchers.

Interested persons may apply for admission to the Section 8 Program at the PHA main administrative office.

**Search Time:** The PHA gives an extension of the standard 60-day period to search for a unit. Qualifying circumstances include proof of search for unit, medical emergency or administrative decision.

**Admissions Preferences:** The PHA has established a preference (other than date and time of application) for residents who live and/or work in the jurisdiction. The admissions preference has a priority of (1) for date and time and (1) residents who live or work in the jurisdiction.

6.1

(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	117,790	
b) Public Housing Capital Fund	40,310	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,752,604	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	200,000	Owner occupied rehab
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	40,000	Public Housing Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	7,144,704	

6.2

(3) Rent Determination

**Public Housing**

The PHA will not employ any discretionary rent setting policies for income-based rents in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). The minimum rent is \$30.

Between income reexaminations, tenants must report changes in income or family composition to the PHA at any time the family experiences an income increase.

In setting the market-based flat rents, the Section 8 rent reasonableness study of comparable housing was the source of information used to establish comparability.

**Section 8 Tenant Based Assistance**

**Payment Standards:** The PHA's payment standard is 100% of FMR. Payment standards are reevaluated for adequacy when funding constraints require a change. The PHA will also consider in its assessment of the adequacy of its payment standard success rates of assisted families and rent burdens of assisted families. The minimum rent is \$30.

6.3

6.4	<p><b>(4) Operations and Management</b></p> <p><b>Pest Control:</b> As our Public Housing Program is composed of scattered site, single family and duplex units, it is not advantageous or necessary to have a monthly contract for pest control. During inspections, if pest problems are noted, appropriate pest control services will be procured from outside contractors. Likewise, tenants are instructed to report pest problems as they occur, and maintenance personnel are trained to note signs of infestation during routine maintenance.</p> <p><b>Implementation of the Carbon Monoxide Alarm Detector Act:</b> The McHenry County Housing Authority has incorporated the Illinois Law: Public Act 094-0741, Carbon Monoxide Alarm Detector Act, effective January 1, 2007, into its Section 8 Administrative Plan and Public Housing Admissions and Occupancy Policy. Additionally, every Section 8 landlord was mailed a copy of the law twice, and a copy of the law has been made part of the landlord/tenant information packets. All Section 8 and Public Housing inspections include a Carbon Monoxide Alarm Detector Act compliance check</p> <p>Other statements of the rules, standards and policies of the PHA regarding Public Housing are as stated in the Public Housing Program Admissions and Continued Occupancy Policy (ACOP).</p>
6.5	<p><b>(5) Grievance Procedures</b></p> <p><b>Public Housing:</b> Grievance procedures are followed according to the approved Grievance Policy for Public Housing.</p> <p><b>Section 8:</b> Grievance procedures are followed as outlined in the Section 8 Administrative Plan and the Informal Review or Hearing Procedure.</p>
6.6	<p><b>(6) Designated Housing for elderly and Disabled Families</b></p> <p><b>Not Applicable</b></p>
6.7	<p><b>(7) Community Service and Self Sufficiency</b></p> <p style="text-align: center;"><b>Implementation of Public Housing Resident Community Service Requirements</b></p> <p>Community service is defined as “the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency or increase resident self-responsibility in the community” Community Service is not employment and may not include political activities (24CFR#960.601).</p> <p>McHenry County Housing Authority’s lease requires that all non-exempt public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self-sufficiency and economic independence.</p> <p>Upon signing a lease, all public housing tenants are informed of the requirement to perform community service. At yearly re-exam the adult members of the unit signs a Community Service Compliance Certification. If the adult is exempt, they will sign an Exemption Certification stating how they are exempt. (Definitions for exempt adults can be found in the policy).</p> <p>Non-exempt tenants are given a copy of the Community Service and Self-Sufficiency Policy that clearly explains what activities meet the requirements along with a monthly time sheet. If tenants have difficulty finding places to volunteer, the Housing Authority will provide them with a list of agencies.</p>

**(8) Safety and Crime Prevention**

6.8

The PHA's Public Housing Program consists of scattered site single family and duplex units. Tenants are encouraged to take part in local neighborhood watch or other available crime prevention programs. Annually, the Public Housing Manager conducts safety inspections in all Public Housing units. Every other year, the PHA's insurance carrier, Assisted Housing Risk Management Associates (AHRMA) conducts safety inspections of units.

**(9) Pets**

**Statement of Policies on Pet Ownership**

Any tenant who wishes to have a pet must abide with all terms of this pet policy **BEFORE** obtaining a pet.

For the purposes of this statement, household pets are defined as dogs, cats, birds, fish, gerbils, and hamsters. Only one pet per household shall be allowed, and the maximum weight for the pet shall not exceed 25 pounds at maturity.

The following will not be allowed in the housing unit at any time: ferrets, snakes, ant farms, reptiles, arachnids, or rodents. Any pet not listed will have its eligibility determined by the public housing manager **prior** to moving it into the household.

The Pet Owner shall pay a Pet Security Deposit of \$200.00 in addition to the Security Deposit for the unit. If the Security Deposit is less than \$200.00, the pet deposit shall be \$300.00.

Pets may be exercised only in the area set aside for such activity. Pet wastes deposited in the area must be picked up by the Owner and placed in a plastic bag, sealed and deposited in the garbage container. Dogs and cats must be leashed.

Litter boxes must be emptied of waste daily by the owner, and the litter changed on a weekly basis and disposed of in the garbage container.

6.9

Pets must be controlled in such a manner that they do not interfere with the maintenance staff while working in the unit or yard.

Pets at the GreenTrees and SilverTrees complexes shall not be allowed in the community room nor laundry room.

All pets must be properly licensed and inoculated against all diseases common to the pet, such as: distemper, rabies and heartworm prevention for dogs; and distemper and rabies inoculations for cats. Owners must present proof of such inoculations and prevention measures.

Pets must be neutered or spayed, and proof of such measures furnished the Housing Authority.

Pet Owners must designate the person who will be responsible in the event of Owner's illness or incapacity to care for the pet. If the designated person is not available, the Owner agrees that Management may place the animal with the proper animal control agency or boarding kennel. The Owner will thereafter be solely responsible for reclaiming the animal and for all expenses thus incurred.

	<p>In consideration of pet owner being allowed to keep a pet on the premises within the guidelines of this policy, pet owner hereby agrees to hold harmless and indemnify the McHenry County Housing Authority against any and all claims, demands, lawsuits, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from any damage done to person or property by reason of pet owner's pet. It is suggested that the resident obtain personal liability insurance to cover possible losses caused by the pet and provide a copy to the Housing Authority</p> <p>The following situations shall constitute cause for immediate termination of the Dwelling Lease:</p> <p>Evidence of animal abuse or neglect;  Evidence of untreated illness;  Pet behavior that constitutes immediate threat to health or safety to residents;  Excessive pet noises, for example: barking, crying, howling;  Excessive pet odors or damage to McHenry County Housing Authority property.</p> <p>The rules contained herein are incorporated in your Dwelling Lease by reference and shall be made a part thereof, whether or not you are or intend to be a pet owner.</p>
6.10	<p><b>(1) Civil Rights Certification</b></p> <p>The Department of Planning and Development of McHenry County hired a consultant to perform an Analysis of the Impediments to Fair Housing. McHenry County Housing Authority works with McHenry County to implement its initiatives to affirmatively further fair housing. McHenry County Housing Authority staff has undergone training provided by Prairie State Legal Services through a HUD grant to learn the regulations regarding the Fair Housing laws in the United States as well as the state of Illinois. Employees attended training regarding the Americans With Disabilities Act and the Immigration and Nationality Act. This training was provided by the Illinois Department of Human Rights. The McHenry County Housing Authority's Section 8 Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan affirmatively state that it practices nondiscrimination in its policies by complying with Civil Rights Laws and making programs and facilities accessible to people with disabilities. Fair Housing posters and logos are displayed prominently in the McHenry County Housing Authority office. Reasonable accommodations are provided by McHenry County Housing Authority to ensure equal access to its programs by all people.</p>
6.11	<p><b>(11) Fiscal Year Audit</b></p> <p>There were no issues or findings in the audit of the McHenry County Housing Authority completed by an independent auditor. Audit enclosed.</p>
6.12	<p><b>(12) Asset Management</b></p> <p><b>Not Applicable</b></p>
6.13	<p><b>(13) Violence Against Women Act (VAWA)</b></p> <p>The McHenry County Housing Authority (MCHA) has adopted a policy (the "MCHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). MCHA's goals, objectives and policies to enable MCHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the MCHA VAWA Policy, available for public review. In addition, MCHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in MCHA's Annual Public Housing Agency Plan.</p>

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>Not Applicable</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See CFP Table 50075.1 at end of this document</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See CFP Table 50075.2 at end of this document</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**Housing Needs of Families on the Section 8 Waiting List**

	# of Families	% of Total Families
Waiting List Total	2929	100
Extremely low income <=30% AMI	2546	87
Very low income (>30% but <=50% AMI)	345	12
Low income (>50% but <80% AMI)	38	1
Families with Children	1525	52
Elderly Families	248	8
Families with Disabilities	911	31
Race/Ethnicity Black	318	11
Race/Ethnicity Hispanic	296	10
The waiting list is not closed.		

**Housing Needs of Families on the Public Housing Waiting List**

	# of Families	% of Total Families
Waiting List Total	130	100
Extremely low income <=30% AMI	112	86
Very low income (>30% but <=50% AMI)	18	14
Low income (>50% but <80% AMI)	0	0
Families with Children	130	100
Elderly Families	0	0
Families with Disabilities	21	16
Race/Ethnicity Black	14	11
Race/Ethnicity Hispanic	15	12
The waiting list is not closed.		

The 2008 Action Plan for McHenry County includes information on different populations suffering housing problems including cost burdening, overcrowding and substandard conditions. The County counted 15,371 people earning less than 80% of median income that are suffering housing problems.

9.0

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

McHenry County Housing Authority will apply for additional rental vouchers if any become available. MCHA will continue to work to reduce public housing vacancies and to turn over the units in a timely manner when vacancies occur. McHenry County Housing Authority will work to acquire or build units of affordable housing developments. McHenry County Housing Authority will work with the Illinois Housing Development Authority, McHenry County and private developers and lenders to leverage private and other public funds to create additional housing opportunities.

McHenry County Housing Authority is a member of the Regional Housing Initiative (“RHI”) with other housing authorities in the Chicago metropolitan area. The RHI is working to provide project based vouchers to developments that increase housing opportunities close to areas of employment. Each year the RHI publishes notices and accepts applications from owners and developers of housing developments requesting project based assistance. These applications are evaluated and scored by the RHI participating housing authorities prior to acceptance. McHenry County Housing Authority anticipates awarding project based voucher assistance to developments in McHenry County that have been approved by the RHI partnership.

McHenry County Housing Authority may award project-based housing choice vouchers to affordable housing developments on a competitive basis. It will work with the McHenry County Housing Commission to develop award criteria.

McHenry County Housing Authority is exploring methods of administering a Section 8 Housing Choice Voucher Homeownership Program in this high housing cost area. It plans to work with the the National Stabilization Program administered by McHenry County.

McHenry County Housing Authority will continue to be active in the McHenry County Continuum of Care Committee to End Homelessness as it works to develop strategies to address homelessness in McHenry County.

9.1

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**BRIEF STATEMENT OF PROGRESS IN MEETING  
THE 5-YEAR PLAN MISSION AND GOALS**

PHA Goal-Apply for additional rental vouchers.

No NOFA was issued last year for additional Housing Choice Vouchers. If a NOFA is issued this year we will apply for additional vouchers. MCHA applied for and received funding for the Illinois Rental Support Program administered by Illinois Housing Development (IHDA). Through this program 22 units in McHenry County will receive project-based assistance from IHDA for three years.

PHA Goal-reduce the number of public housing vacancies

MCHA works to quickly turn over units when a vacancy occurs.

PHA Goal-achieve High Performer Status

Our 2006 PHAS score was 77. This score remained the same for the year ended 6/30/2007 because the Housing Authority was not required to undergo assessment this year. McHenry County Housing Authority has been addressing physical problems and unit turnovers to increase its score.

10.0

PHA Goal-Improve SEMAP Score

Our score last year was 100. This is the maximum score allowed.

PHA Goal-Renovate or modernize public housing units by utilizing 100% of Capital Fund

All Capital Fund monies fully utilized.

PHA Goal- Increased public relations efforts.

Achieved 100% occupancy.

PHA Goal-Provide an improved living environment by operating owner occupied rehabilitation program

Obtained additional funds from CDBG and HOME programs.

PHA Goal-Promote Self-sufficiency by maintaining the FSS Program

HUD's budgeting process requires that no new FSS participants be entered into the program. The last successful participant has completed this program.

PHA Goal-Ensure equal opportunity and affirmatively further fair housing by providing training for staff

Diversity training was provided for all staff.

All employees attended training regarding the Americans With Disabilities Act and the Immigration and Nationality Act. This training was provided by the Illinois Department of Human Rights.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**CRITERIA FOR SIGNIFICANT AMENDMENTS AND SUBSTANTIAL DEVIATIONS/MODIFICATIONS TO  
THE ANNUAL AND FIVE-YEAR PLAN**

- Changes to Public Housing admissions policies;
- Changes in organization of the Public Housing or Section 8 Waiting list

Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0

**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

**The following attachments have been submitted with signature to the field office:**

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

**The following items are attached to this Plan, and have been submitted electronically:**

- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
PHA Name: McHenry County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P11650110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	6,000.00			
10	1460 Dwelling Structures	33,310.00			
11	1465.1 Dwelling Equipment—Nonexpendable	1,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> McHenry County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL06P11650110 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	40,310.00				
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Activities	0				
23	Amount of line 20 Related to Security - Soft Costs	0				
24	Amount of line 20 Related to Security - Hard Costs	0				
25	Amount of line 20 Related to Energy Conservation Measures	7,000.00				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: McHenry County Housing Authority				<b>Federal FFY of Grant: 2010</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IL06P116	4/2011				

<sup>1</sup> 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.



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number McHenry County Housing Authority IL116		Locality (City/County & State) Woodstock, McHenry, Illinois			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY <u>2014</u>
	IL06P116001					
B.	Physical Improvements Subtotal	Annual Statement	40310	40310	40310	40310
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		40310	40310	40310	40310
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		40310	40310	40310	40310

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number McHenry County Housing Authority IL116			Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	IL06P116001	Annual Statement	40,310	40,310	40,310	40,310







