

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information 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>7/1/2015</u>				
2.0	Inventory (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>977</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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 PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
	<p>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.</p>				
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.				
	<p>Attachment A – PHA Goals and Objectives</p> <p>PROGRESS ON GOALS FROM PREVIOUS 5 YEAR PLAN</p> <p>McHenry County Housing Authority has made significant progress in meeting its stated goals. MCHA was able to secure additional VASH vouchers for veterans. MCHA secured additional rental assistance for 22 units under the State's Rental Housing Support Program. MCHA continued 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. In 2011 MCHA obtained weatherization funds to install additional energy efficient furnaces, windows and doors in its public housing units. While MCHA did not begun a homeownership program using Housing Choice Vouchers, the Executive Director has attended training sessions on the program and worked 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. The Executive Director, the Senior Housing Manager, Pubic Housing Manager and Section 8 Director attended a seminar on affirmatively furthering fair housing. McHenry County Housing Authority worked with the County of McHenry in its efforts to create an Analysis of Impediments for Fair Housing for the county.</p>				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>No PHA plan elements have been revised since the last Annual Plan submission.</p> <p>(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.</p> <p>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.</p> <p>Attachment B – Section 6 PHA Plan Elements</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>MCHA is administering 23 vouchers from Chicago Housing Authority and 7 vouchers from its own stock that were allocated to Woodstock Commons It is administering another 7 of its vouchers and an additional 8 Chicago Housing Authority vouchers in a newly built workforce housing project in Crystal Lake that leased up the last quarter of 2014 and the first quarter of 2015. These vouchers were allocated through the competitive Regional Housing Initiative (RHI) as part of its efforts to address housing needs as stated in Section 9.1 of this plan. MCHA will continue working with the Regional Housing Initiative (RHI) and the other regional housing authorities and may allocate future vouchers based on the RHI competition. It is administering 10 project based vouchers at a senior development in Lake in the Hills, and has committed an additional 12 for a family development in Lake in the Hills. It has preliminarily committed 12 vouchers for a family development in Cary and 12 more vouchers for a veterans housing project in McHenry. Additionally, it may allocate up to 50 more vouchers on competitively selected projects, either through issuing its own RFP, or relying on the competitive selection of another government or financing entity.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See HUD form 50075.2 approved by HUD on 10/24/14.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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	1595	100
Extremely low income <=30% AMI	1340	84
Very low income (>30% but <=50% AMI)	223	14
Low income (>50% but <80% AMI)	32	2
Families with Children	1004	63
Elderly Families	114	7
Families with Disabilities	477	30
Race/Ethnicity Black	191	12
Race/Ethnicity Hispanic	159	10

The waiting list is closed.

Housing Needs of Families on the Public Housing Waiting List

	# of Families	% of Total Families
Waiting List Total	84	100
Extremely low income <=30% AMI	81	96
Very low income (>30% but <=50% AMI)	3	4
Low income (>50% but <80% AMI)	0	0
Families with Children	84	100
Elderly Families	0	0
Families with Disabilities	3	4
Race/Ethnicity Black	20	24
Race/Ethnicity Hispanic	20	24

The waiting list is not closed.

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 Chicago Regional Housing Choice Initiative ("CRHCI") and 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, transportation hubs and high performing schools. 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. The CRHCI is a pilot program funded through HUD that is working to enable voucher holders to make mobility moves to areas of opportunity both within the MCHA jurisdiction and throughout the Chicago region. Counseling and security deposit assistance may be offered to voucher holders that participate in CRHCI. McHenry County Housing Authority will work with Housing Choice Partners (HCP) and Metropolitan Planning Commission to implement the portability advocate study. HCP will act as the portability advocate and will work with voucher holders that are porting to different jurisdictions to streamline the process for the clients and the participating housing authorities.

9.1

McHenry County Housing Authority may award project-based housing choice vouchers to affordable housing developments on a competitive basis. In some cases, McHenry County Housing Authority will rely on the competitive financing selection process of another governmental agency in selecting projects that would receive the project-based housing choice vouchers. It may also work to develop award criteria for awarding project-based vouchers. RFP's may be published in the Northwest Herald, the community newspaper. Illinois Housing Development Authority has awarded points to projects in their tax credit allocation competition that have a commitment of Project Based Vouchers. MCHA is able to leverage their commitment of Project Based Vouchers to create units of badly needed affordable housing in McHenry County.

McHenry County Housing Authority is exploring methods of administering a Section 8 Housing Choice Voucher Homeownership Program in this high housing cost area.

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. McHenry County Housing Authority will create a preference for homeless families that are working with Continuum of Care agencies that will help to house larger families suffering homelessness.

McHenry County Housing Authority works closely with the County of McHenry and will continue to be involved in planning and developing policies related to affordable housing in McHenry County.

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.

MCHA applied for and received an additional 30 VASH vouchers to be used for homeless veterans. 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. This program has been extended twice by IHDA for an additional 3 years.

PHA Goal-reduce the number of public housing vacancies

MCHA works to quickly turn over units when a vacancy occurs. It has set a 14 day turnover standard this is usually met.

PHA Goal-achieve High Performer Status

McHenry County Housing Authority has significantly reduced the turn-over period and had 100% occupancy for fiscal year 2012. HUD did not score MCHA for fiscal year 2014.

PHA Goal-Improve SEMAP Score

McHenry County Housing Authority lost points last year due to reduced utilization. It has increased its percentage of utilization to 95% at year end.

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.

MCHA works with the local newspaper, The Northwest Herald to inform the public regarding its programs. In 2012 an article appeared in the Woodstock Independent that highlighted the difficulties of low-income tenants who waited for several years to receive a housing choice voucher. MCHA will continue to highlight the housing needs of low-income people in McHenry County. The Director participates in the community People in Forum highlighting housing needs, among other needs.

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

MCHA 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.

All employees attended Fair Housing training. Management staff attended a Affirmatively Furthering Fair Housing seminar

(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.

10.0

<p>11.0</p>	<p>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.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>The following attachments have been submitted with signature to the field office:</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <p>The following items are attached to this Plan, and have been submitted electronically:</p> <ul style="list-style-type: none"> (a) Section 5.2 PHA goals and objectives (b) Section 6 PHA Plan Elements (c) Section 6.9 Pet Policy (d) Resident Advisory Board (RAB) Comments (e) Challenged Elements (f) Carbon Monoxide Detector Act (g) Procurement Plan Changes Due To ARRA
--------------------	--