

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: 03/31/2024
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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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. 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.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Kankakee County Housing Authority</u> PHA Code: <u>IL039</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>199</u> Number of Housing Choice Vouchers (HCVs) <u>827</u> Total Combined Units/Vouchers <u>1026</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission					
	Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	☐ 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): KHCA Financial Resources updated per current estimation of funding thru 2023 Congressional Appropriations. Attachment IL039c01. (c) The PHA must submit its Deconcentration Policy for Field Office review. KCHA is exempt based on 903.2, 2 (i), (ii), and (iii). None the less, KCHA does affirmatively market its housing to all eligible income groups and ethnicities per its ACOP and Admin Policies. The KCHA continues to reach out to landlords outside areas of poverty.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☒ ☐ Mixed Finance 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. ☐ ☒ 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 current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. KCHA will move forward with the redevelopment of its Public Housing units to replace older with new. This will be accomplished by trying to utilize a variety of public and private financing options, including LIHTC's, possible HUD RAD conversion, Private loans and or grants, and or a combination of some or all of these options. KCHA will continue to request authorization and utilize Project Based Vouchers to further affordable housing in its' jurisdiction. The KCHA added a preference for SNR units for another PBV Senior Development (previously for River Station with fourteen in 2017) and the new applications. The KCHA is planning for applications for either a mixed finance modernization project or a conversion to LIHTC / RAD for its existing Public Housing its Midtown high-rise. The KCHA plans to demolish four units (one building) – 927-933 E Chestnut, as these units have substantial mod requirements as well as not conducive to the existing development for marketability. It has other units it will defer to modernization for extensive mod work to be done. These units are: 1575 E Chestnut, 1843 Meadowview, 1837 Meadowview, 458 Country Club and 1060 N. Chicago. The units are being deferred under guidelines of PIH Notice 2021-35. The KCHA will work these units into its budget and schedule over the next two years.

B.3	Progress Report. The Kankakee County Housing Authority submits its annual plan for FY 2023. In some areas of the plan, changes were made based on what occurred from previous years. Details of these changes are as follows: The KCHA is continuing to investigate opportunities of “acquiring or building additional units” in order to increase its public housing units. In “leveraging private or public funds”, and “utilizing Project Based Vouchers through KCHA program”, these statements have also been added and acted upon in its 5-year plan. KCHA is looking at adding housing through the development of Tax Credit mixed income properties and replacing older Public Housing units. The KCHA also changed its statements in “providing replacement housing and replacement housing vouchers” in the homeownership programs. The KCHA is working on advancing its’ HCV Homeownership Program to further assist families in the community to further their self-sufficiency and has begun qualifying existing tenants for the program. The KCHA continues to focus on implementing and revising its’ HCV FSS program to be more effective. In 2022 made further progress of rehabbing units as vacancies lead to these opportunities. Occupancy has been an issue due to a large number of unit abandonments. Finding and attracting new prospects has been difficult especially during COVID and eviction moratoriums – although the wait lists are current, getting attendance at briefings and or prospects to even answer is not good. Average response to briefings has been less than 20% per briefing notices. The KCHA continues to improve its PHAS and SEMAP scoring. For Fiscal-Year 2022, the HCV Program was once again a High Performer under SEMAP (score of 93). KCHA became a high performer in PHAS for fiscal year 2015 (score of 90). In the area of the Capital Fund Programs, the KCHA has based its current and future moneys allocation based on Small Agency protocol. Moneys will be drawn into operations so as materials and work can be performed on the developments to improve units and sites. The KCHA will continue this progress with current and future funds. It continues to have all available units on-line (rehab of vacant units). The KCHA has developed future plan goals utilizing all funds available as well as estimated. Occupancy will be a high priority going forward. The effects of COVID are starting to slow and people are more mobile now. KCHA Statement of Significant Amendment: As stated in KCHA Annual Plans, item 10.0 (b) “the KCHA defines “substantial deviation” or significant deviation” as a major deviation from any activity, proposed activity, or policy in the Agency Plan that would affect services or programs provided to the residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes. Major deviations different from activities noted in the Agency Plan would be demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal would be considered significant amendments for the CFP 5-year Action Plan and would be submitted as a separate written statement.
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. 5-year Action Plan (HUD-50075.2) was approved by default by the Field Office July 2020.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (b) If yes, please describe: the agency’s fiscal year operating budget was passed after the beginning of the fiscal year. KCHA will work on correcting in future.
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐ (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. Attachment IL039b01
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

	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.				
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ If yes, include Challenged Elements.				
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: For FY 2022 KCHA was substandard in the Management, Capital Fund and Physical areas of PHAS. Occupancy was a key contributor in Management and Capital Fund. Occupancy will be a high priority going forward. The effects of COVID are starting to slow and people are more mobile now. For Physical, Harbor will be demolished and the balance of the units/common areas will be inspected more often to avoid a low score.				
D.	Affirmatively Furthering Fair Housing (AFFH).				
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1" style="width: 100%;"> <tr> <td>Fair Housing Goal:</td></tr> <tr> <td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr> <tr> <td style="height: 150px;"></td></tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Fair Housing Goal:</td></tr> </table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		Fair Housing Goal:
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