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PUBLIC NOTICE

Public Notice is hereby given that the Housing Authority of Cook County (HACC) will hold Public Hearing regarding the HACC 2022 Agency Plan, (hereinafter referred to as “2022 Agency Plan”) as required by HUD under Section 511 of the Quality Housing and Work Responsibility Act of 1998.

You are further notified that the Public Hearing will be held in an on-line webinar format via Zoom.com and telephone and will **not** be held in person. The meeting will be held remotely via an electronic meeting platform on **Tuesday, December 2, 2021 at 2:00 p.m., Central Standard Time**. The meeting location and format is necessary due to the continued current public health emergency and the need to maintain appropriate distancing for all meeting participants and members of the public.

There is no charge to participate in the public meeting, but **advance registration is required**. **To register to view the meeting or to participate in the meeting, send an email to Public_Comment@thehacc.org no later than 12:00 p.m. CST on Monday, December 1, 2021**. You will receive an email in response that will provide you with detailed instructions as to how to view and hear the meeting.

Technical limitations will limit participation in the on-line meeting to the first 100 registered people who telephone or log on line to see or hear the public meeting. All participants’ microphones will be muted upon joining the meeting but will be unmuted upon request during the public comment period.

A draft copy of the 2022 Agency Plan is now available for review and inspections by the public and can be obtained on HACC’s website: www.thehacc.org.

Housing Choice Voucher recipients, public housing residents, resident councils, organizations, and the general public are encouraged to attend and submit suggestions, recommendations, comments and ideas on the 2022 Agency Plan.

COMMENTS ON THE 2022 AGENCY PLAN MUST BE RECEIVED VIA MAIL ON OR BEFORE 4:30 p.m. DECEMBER 2, 2021 TO THE HACC ADMINISTRATIVE CENTRAL OFFICE LOCATED AT 175 W. JACKSON BOULEVARD, SUITE 350, CHICAGO, ILLINOIS 60604 OR VIA EMAIL TO PUBLIC_COMMENT@THEHACC.ORG.

10-18-2021



Visit our website: www.thehacc.org

HOUSING AUTHORITY OF COOK COUNTY



#theHACctweets



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: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<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): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																							
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		PH	HCV																														
Lead PHA:																																	

<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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>B.7</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>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

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.

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 or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

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

B.1 Revision of 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list 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. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a 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. ([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 maintain 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 Housing Choice Voucher (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 community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) 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 under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. 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\(m\)](#)) 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 child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims 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 victim 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(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

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."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing 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; 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. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (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, and; **5)** the number of units affected. **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. Describe 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; 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: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. 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 assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

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 days 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 2011-7](#). (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 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

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](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (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 983.57(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, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

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 Community Facilities Grants or Emergency Safety and Security Grants).

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

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 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))

B.5 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(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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)

B.7 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.

B.8 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. 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)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

2022 PHA Annual Plan Attachment B.1 Financial Resources

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
IL025	Housing Authority of Cook County (HACC)	April 1, 2022

This statement must address the financial resources that are available to the PHA for the support of Federal public housing and tenant-based assistance programs administered by the PHA during the plan year. The statement must include 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 uses for the resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2021 grants)		
a) Public Housing Operating Fund	\$1,123,142	
b) Public Housing Capital Fund	\$1,231,095	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$140,852,072	
d) Emergency Housing Voucher (EHV)	\$3,127,260	
2. Other Federal Grants		
Ross Grant – FSS Coordinator Grant	\$188,747	Section 8 Supportive Services
Ross Grant – Service Coordinator Grant	\$79,750	Public Housing Supportive Services
3. Prior Year Federal Grants (unobligated funds only) (list below)		
2019 Capital Fund Program	\$1,161,872	LIPH Capital Improvement
2020 Capital Fund Program	\$949,480	LIPH Capital Improvement
2021 Capital Fund Program	\$1,231,095	LIPH Capital Improvement
4. Public Housing Dwelling Rental Income	\$743,296	Public Housing Operations
5. Non-federal sources (list below)		
Total resources	\$150,687,809	

Chapter, Section	Page in 2021 Plan	Current Language	Proposed Language	Reason for Change
1-II.A.	25	none	The Housing and Economic Recovery Act (HERA) was passed in 2008 and updated in 2012 and made some changes to the Project-Based Voucher (PBV) program, especially related to owner and property eligibility. The Housing Opportunity Through Modernization Act (HOTMA) of 2016 authorized changes in the Housing Choice Voucher program regarding eligibility, Housing Quality Standards inspections and PBVs that were implemented either immediately or as HUD issued guidance. Implemented regulations are included in this plan after guidance has been issued.	added other legislation that impacted rental assistance
4-II.C	82	The HACC opens the waiting list for a prescribed period of time or number of applications only. During that time, interested families can apply based on the information noted in the public solicitation that the waiting list is open. Applications will not be considered after the wait list closes.	The HACC opens the waiting list for a prescribed period of time or number of applications only. During that time, interested families can apply based on the information noted in the public solicitation that the waiting list is open. Applications will not be considered before the waiting list opens or after the wait list closes	clarify when wait list application will not be accepted

4-III.B	86	<p>The Family Opportunity Pilot Program provides vouchers to up to 200 families with school age children, at least one under the age of 13, who are living in high poverty communities. The HACC has made a commitment to assist families with children to enhance their quality of life by moving to communities where there are quality schools for the children, lower crime rates, lower poverty rates, and access to more employment opportunities. This program has been in in the pipeline for several years as the eligibility requirements are being determined. Families will be selected to participate from the HCV wait list. Because of the preference for up to 200 vouchers, some of the families may receive an earlier selection date from the wait list than they would have without this pilot program. If they do not meet the eligibility criteria or choose not to participate, they will retain their position on the HCV wait list until their name reaches the top. They will not lose their place on the wait list if they do not participate in this program.</p>	none	no longer have this program
4-III.B.	87	<p>The Re-entry Pilot Program provides vouchers to 25 formerly incarcerated people who have turned their lives around, but are in need of affordable housing. Eligible participants come through our admissions process who may not technically qualify based on our criminal screening criteria, but have completed an appropriate recovery program for their criminal activity.</p>	<p>The Re-entry Pilot Program provides vouchers to 50 formerly incarcerated people who have turned their lives around, but are in need of affordable housing. Eligible participants come through our admissions process who may not technically qualify based on our criminal screening criteria, but have completed an appropriate recovery program for their criminal activity.</p>	updates number of available slots

4-III.B.	87-88	none	The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through the EHV program, the U.S. Department of Housing and Urban Development (HUD) is provided 302 housing choice vouchers to the Housing Authority of Cook County (HACC) to assist individuals and families who are experiencing homelessness or at risk of experiencing homelessness. All referrals for this program are made directly through the Cook County Continuum of Care (CoC). Eligible populations include households that are experiencing literal homelessness (according to HUD definition), households that are fleeing or attempting to flee domestic violence, and households that were recently homeless and have a high risk of housing instability. To determine if an applicant is a resident of suburban Cook County and meets the criteria in one of the categories listed above, the applicant must contact the CoC to be referred to the HACC for the program. The HACC cannot determine if they meet the criteria.	Emergency Housing Vouchers overview
Chap 5 intro	91	This chapter explains the briefing and voucher issuance process. When a family is determined to be eligible for the Housing Choice Voucher (HCV) program, the HACC must ensure that the family fully understands the way the program operates and the family's obligations under the program. This is accomplished through both an oral briefing and distribution of a briefing packet containing written documentation of information the family needs to know.	This chapter explains the briefing and voucher issuance process. When a family is determined to be eligible for the Housing Choice Voucher (HCV) program, the HACC must ensure that the family fully understands the way the program operates and the family's obligations under the program. This is accomplished through both an oral briefing and distribution of a briefing packet containing written documentation of information the family needs to know. Information may be distributed as a printed hard copy or as an electronic document or soft copy, available on the HACC's website, emailed to the family or through a combination of these methods.	Describe that written material may be provided in an electronic format.
5-II.B.	99	The HACC will reference the following chart in determining the appropriate voucher size for a family: Voucher Size Persons in Household		remove confusing chart
5-II.E	100	within the 60-day period [90-day period for seniors and persons with disabilities who requested the 90-day term] unless the HACC grants an extension.	The family must submit a Request for Tenancy Approval and proposed lease within the initial term of the voucher unless the HACC grants an extension.	simplify language

5-II.E.	102	Within 15 business days after the expiration of the voucher or any extension thereof, including suspension of the voucher, for a participant family, the HACC will notify the family in writing that the voucher has expired and the options available to them: Remain in the currently subsidized unit with the owner's permission; or Request a hearing to contest the termination of participation in the voucher program If the participant family is not living in a unit under a HAP Contract and has been unassisted for a period of longer than 180 days, the HACC may take steps to terminate the family [24 CFR 982.312(a)] (see Chapter 12 for more information on termination).	none	move language regarding participants to appropriate chapter
9-I.B	198	After the family is issued a voucher, the family must locate an eligible unit with an owner or agent willing to participate in the voucher program. Once a family finds a suitable unit and the owner is willing to lease the unit under the program, the owner and the family must request the HACC to approve the assisted tenancy in the selected unit	After the family is issued a voucher, the family must locate an eligible unit with an owner or agent who approves the family's tenancy application. Once a family finds a suitable unit and the owner is willing to lease the unit under the program, the owner and the family must request the HACC to approve the assisted tenancy in the selected unit.	clarifying language
10-I.C.	212	none	Upon receipt of a family's notification that it wishes to move, the HACC will hold and HAP after the family's proposed vacate date to avoid paying for a period after the family has moved out of the unit. The HACC will release the HAP upon receipt of written confirmation from the family and the current landlord that the family remained in the unit following the proposed vacate date.	explains that HAP will be held during move process to avoid paying after family moves
17-II.A	331	none	The HACC's request for proposals (RFP) will outline the HACC's priorities for housing as well as the type of housing desired. The HACC will not approve proposals for senior housing if the owner restricts occupancy that all members of the household must meet a minimum age requirement (ie., 55 or 62 years of age).	Clarifying that age restriction for all household members will not be considered
17-II.B	332	The HACC will advertise its request for proposals (RFP) for rehabilitated and newly constructed housing in local and minority newspapers, trade journals and other publications for general circulation.	none	the paragraph below. Our main source is the website, so it should be

17-II.B	333	The HACC will advertise its request for proposals (RFP) for existing housing in local and minority newspapers, trade journals and other publications for general circulation.	none	the paragraph below. Our main source is the website, so it should be
17-VI.C	351	none	The HACC will use a randomized lottery process when placing applicants on the wait list, after considering any preferences the applicant may qualify for.	Note that we are using a randomization to number the wait list
17-VI.D	352	none	Applicants on the HACC's HCV wait list and current participants in a HACC housing program will receive a preference over other applicants, provided they meet any requirements of any special housing types, such as housing for the homeless.	applicants and participants receive preference over
17-VI.D	352	none	Exhibit 17-1 lists all the PBV properties and their preferences. This exhibit will be updated each time an AHAP contract is executed for a new PBV development .	PBV preferences are outlined per property
17-VI.F	354	Unit Size: 0BR, Minimum/maximum Number of Occupants: 1-2	Unit Size: 0BR, Minimum/maximum Number of Occupants: 1-1	2 people is overcrowding for a studio
17-VI.G	355	The HACC must provide the owner with an applicant family's current and prior address (as shown in PHA records) and the name and address (if known by HACC) of the family's current landlord and any prior landlords.	none	Redundant
17-VIII.B	361	An amount determined by the HACC, not to exceed 110 percent of the applicable fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;	An amount determined by the HACC, not to exceed 110 percent of the applicable small area fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;	Updated FMR to be SAFMR in various sections.
17-VIII.B	361	An amount determined by the HACC, not to exceed 110 percent of the applicable fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;	An amount determined by the HACC, not to exceed 110 percent of the applicable small area fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;	Updated FMR to be SAFMR in various sections.

17-VIII.B	361	Use of FMRs, Exception Payment Standards, and Utility Allowances [24 CFR 983.301(f)] When determining the initial rent to owner, the HACC must use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. When re-determining the rent to owner, the HACC must use the most recently published FMR and the utility allowance schedule in effect at the time of redetermination	Use of SAFMRs, Exception Payment Standards, and Utility Allowances [24 CFR 983.301(f)] When determining the initial rent to owner, the HACC must use the most recently published Small Area FMR (SAFMR) in effect and the utility allowance schedule in effect at execution of the HAP contract. When re-determining the rent to owner, the HACC must use the most recently published SAFMR and the utility allowance schedule in effect at the time of redetermination	Updated FMR to be SAFMR in various sections.
17-VIII.B	362	<p>Upon written request by the owner, the HACC will consider using the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent. The owner must explain the need to use the previous FMRs or utility allowances and include documentation in support of the request. The HACC will review and make a decision based on the circumstances and merit of each request.</p> <p>In addition to considering a written request from an owner, the HACC may decide to use the FMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent, if the HACC determines it is necessary due to the HACC budgetary constraints</p>	<p>Upon written request by the owner, the HACC will consider using the SAFMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent. The owner must explain the need to use the previous SAFMRs or utility allowances and include documentation in support of the request. The HACC will review and make a decision based on the circumstances and merit of each request.</p> <p>In addition to considering a written request from an owner, the HACC may decide to use the SAFMR or utility allowances in effect during the 30-day period before the start date of the HAP, or redetermination of rent, if the HACC determines it is necessary due to the HACC budgetary constraints</p>	Updated FMR to be SAFMR in various sections.
17-VIII.B	362	If an owner wishes to request an increase in the rent to owner from the HACC, it must be requested 60 days prior to the annual anniversary of the HAP contract	If an owner wishes to request an increase in the rent to owner from the HACC, it must be requested 90 days prior to the annual anniversary of the HAP contract	number of days to coincide with the processing of the annual recertifications

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Access West Cook	Western suburbs - scattered site	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Ann Rainey Apartments - 1011 Howard	Evanston	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Axley Place	Glenview	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Barrington Horizon	Barrington	Senior	Head, co-head, spouse, or sole member must be 62+. No minimum age restriction on other household members.
Broadview PSH	Broadview	Permanent Supportive Housing - VASH	HUD-VASH Continuum - former service members who are ineligible for VA healthcare services.
Broadview Senior	Broadview	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Carriage Creek	Richton Park	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Conrad Apartments	Skokie	Family	None

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Country Club Hills Wellness Center	Country Club Hills	Permanent Supportive Housing	homeless as defined in the McKinney-Vento Homeless Assistance Act as determined by a homeless service provider agency.
Emerson Square	Evanston	Family	None
Forest Oaks Senior	Forest Park	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Franklin Park Senior	Franklin Park	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Freedom's Path I	Hines	Permanent Supportive Housing	HUD-VASH for all units - referred from the Hines VA.
Freedom's Path II	Hines	Permanent Supportive Housing	HUD-VASH for 40 of the 52 units. The remaining 12 units give a preference to veteran households that do not have to be VASH-eligible.
Freedom's Path III	Hines	Permanent Supportive Housing	25 units give a preference to veteran households that do not have to be VASH-eligible.
Greenleaf Manor	Glenview	Family	None

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Grove Apartments	Oak Park	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Heart's Place	Arlington Heights	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Henrich House	Des Plaines	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Housing Opportunity Development Corp	north/northwest suburbs	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
IFF	scattered	Permanent Supportive Housing	Colbert Class Members referred through the Statewide Referral Network.
Kensington Senior Residences		Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Kimball Court Apartments	Homewood	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Meadow View	Blue Island	Family	None

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Melrose Park Veterans Housing	Melrose Park	Family	Preference for all veterans - not specifically HUD-VASH.
Midtown Crossing	Des Plaines	Permanent Supportive Housing	the household must have a verifiable disability. Units are designed for wheelchair users, who will get priority preference.
Mount Prospect Horizon	Mount Prospect	Senior	Head, co-head, spouse, or sole member must be 62+. No minimum age restriction on other household members.
Mustacchi Manor	Matteson	Permanent Supportive Housing	the household must have a verifiable disability. Units are designed for wheelchair users, who will get priority preference.
Myers Place	Mount Prospect	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Ogden Avenue Supportive Housing	LaGrange	Permanent Supportive Housing	homeless as defined in the McKinney-Vento Homeless Assistance Act as determined by a homeless service provider agency.
Park View	Arlington Heights	Family	None
PhilHaven	Wheeling	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Poplar Creek	Hoffman Estates	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Riverdale	Riverdale	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Senior Suites of Bellwood	Bellwood	Senior	Head, co-head, spouse, or sole member must be 62+. No minimum age restriction on other household members.
Southwick Apartments	Matteson	Permanent Supportive Housing	the household must have a verifiable disability. Units are designed for wheelchair users, who will get priority preference.
Spruce Village	Palatine	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Summit	Summit	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Thomas Place	Glenview	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Thornwood Creek	Thornton	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.

Exhibit 17-1: Project-Based Voucher Properties and Preferences

Community	Location	Type of Housing	Preference
Torrence Place	Lansing	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Union Avenue Supportive Housing	Orland Park	Permanent Supportive Housing	People with disabilities - at least one member of the household must have a verifiable disability.
Village Park	Waukegan	Family	None
Whistler Crossing	Riverdale	Family	None
Wisdom Village of Calumet Park	Calumet Park	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
Wisdom Village of Northlake	Northlake	Senior	Head, co-head, spouse, or sole member must be 55+. No minimum age restriction on other household members.
YWCA Evanston North Shore	Evanston	Permanent Supportive Housing	Households who are fleeing, attempting to flee, or are survivors of domestic violence, dating violence, sexual assault, or stalking.

2022 PHA Annual Plan Attachment B.2 New Activities

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
IL025	Housing Authority of Cook County (HACC)	April 1, 2022

CONVERSION OF PUBLIC HOUSING

For AMP IL025000005-Chicago Heights Family Sites:

HACC is positioned to attract equity investors for possible tax credit funds and conventional financing for the modernization and redevelopment of 107 units. The modernization and redevelopment of these 107 units will improve living conditions at the property and surrounding neighborhood and preserve these units as affordable housing for years to come.

HACC has determined that it is not financially or operationally feasible to maintain 65 of the 172 total units at this site as decent, safe, and sanitary housing. HACC will submit a demolition application to HUD for these 65 units. The majority of these units are currently vacant. Costs associated with this demolition will be paid for using Public Housing Capital Funds.

For AMP IL025000099:

HACC has begun the process of applying for disposition under HUD guidance regarding asset repositioning, including Notice PIH 2018-04 regarding scattered sites. Disposition would place the scattered sites on a better financial footing to remain viable as low-income housing over the long term.

For AMP IL025000029 and AMP IL025000098:

HACC has begun the process of applying for disposition and/or demolition under HUD guidance regarding asset repositioning, including Notice PIH 2018-04 regarding scattered sites. Disposition, demolition, and/or redevelopment would place the scattered sites on a better financial footing to remain viable as low-income housing over the long term.

For AMPs IL025000051, IL025000052 and IL025000100:

HACC is considering taking part in the Rental Assistance Demonstration (RAD) program for these units.

HACC is considering converting the remaining units to Section 8 assistance under HUD's streamlined voluntary conversion notice once the total number of units remaining falls below 250 units.

2022 PHA Annual Plan Attachment B.5 Mission and Goals

Housing Authority #	Housing Authority Name	Fiscal Year Begin Date
IL025	Housing Authority of Cook County (HACC)	April 1, 2022

- Build New Housing
 - Begin construction on The Emerson, an age restricted mixed income project (55+)
 - Begin construction on Otto Veterans Square, a veteran-serving project in Chicago Heights
 - Negotiate and approve development agreement for Evanston South Boulevard site
 - Apply for tax credits for rehabilitation and/or redevelopment of Evanston and Wheeling scattered sites
 - Begin redevelopment of family properties in Chicago Heights in collaboration with external developer
 - Pursue development opportunities for underserved student populations in collaboration with local community colleges and external developers
 - Pursue additional development opportunities, both independently and in collaboration with external developers, primarily in opportunity areas
 - Explore the feasibility of transactions utilizing HACC’s unused Faircloth capacity and the new Faircloth-to-RAD program

- Technology
 - Social Media
 - Explore the establishment of new social media platforms to better connect with HACC residents and general public (Instagram, Snapchat, etc.)
 - Continue to produce engaging content, with focus on multi-media testimonials that will drive traffic to our social media outlets
 - Gain followers (“likes”) on current social media outlets (1000+ on Facebook, 250+ on Twitter by 2024)
 - More seamlessly embed social media feeds within website

Marketing/Website

- Improve and augment website content
- Increase viewership of biweekly newsletters featuring opportunities for employment, education, and other useful resources

Paper-less Processes/Digital Workflows

- Online Portals for applicants, tenants and all employees
- Improved Real Estate Management and Financial Reporting

➤ Mobility

- Expand program

➤ Pursue Nontraditional Funding Resources

- Philanthropic
- LIHTC Equity
- Trust Fund
- Corporate
- Other federal funding (HOME, CDBG, Choice Neighborhood)
- Fundraisers

➤ Health & Wellness

- Increase access to services
- Health Care Goals-ensure residents have access to care (MCOs)
- Particular emphasis on behavioral health
- Bring quality service providers to sites
- Make quality health care known and available to voucher holders
- Develop innovative programs-pilot programs for frequent users of Emergency Rooms
- Provide access to COVID-19 vaccines and information regarding COVID-19 and vaccines

➤ Workforce Development and Educational Opportunity

- Establish pipeline to apprenticeships and career opportunities in the skilled trades for young adults
- Strengthen relationships with American Job Centers and Cook County Workforce Partnership
- Increase community college enrollment and graduation rates through improving access to childcare and transportation, facilitating special programs and opportunities with community colleges, and providing barrier reduction stipends

➤ Youth and Family Services

- Expand Forest Preserves Experience summer internship for high school students
- Provide enriching summer experiences to children and teens
- Connect students with after-school activity options