## 5-Year PHA Plan (for All PHAs)

#### U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires: 02/29/2016

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

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PHA Name: _AURORA HOUSING AUTHORITY PHA Code:								
PHA Plan for Fiscal Year Beginning: (MM/YYYY):								
A PHA must identify the and proposed PHA Plan a casonably obtain addition with missions. At a minimum	specific locatio re available for nal information um, PHAs mus are strongly er	on(s) where the proposed PHA P r inspection by the public. Addit on the PHA policies contained at post PHA Plans, including upon couraged to post complete PHA	PHAs must have the elements list lan, PHA Plan Elements, and all in tionally, the PHA must provide inf in the standard Annual Plan, but en lates, at each Asset Management P a Plans on their official websites. I	formation relevant formation on how the country of	t to the public he public may streamlined main office or			
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#### B. 5-Year Plan. Required for all PHAs completing this form. 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 **B.1** jurisdiction for the next five years. It is the mission of the Aurora Housing Authority to promote the original philosophy of public housing as a temporary helping hand by providing housing assistance to those in need with the understanding, respect and professionalism. The primary focus of our mission is to provide and maintain quality, affordable housing with a safe stable environment while promoting educational, employment, economic development and self-sufficiency opportunities for the residents we serve to enhance and improve their lives and provide them with an opportunity to break the cycle of poverty, strive towards upward mobility and independent lifestyles. Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-**B.2** income, and extremely low-income families for the next five years. GOAL 1. Expand the supply of assisted housing a. Apply for additional Housing Choice Vouchers b. Reduce the number of Public Housing vacancies c. Leverage private or public funds to create additional housing opportunities for low income persons or families. GOAL 2. Improve the quality of assisted housing units by: a. Improving public housing management b. Increasing customer satisfaction c. Concentrate on efforts to improve specific management functions, including site management and improving site appearance GOAL 3. Increase assisted housing choices a. Provide voucher mobility counseling b. Conduct outreach efforts to potential HCV Landlords GOAL 4. Provide an improved living environment by: a. Implementing public housing security improvements through lease enforcement and close cooperation with the local police department b. Implementation of physical security improvements GOAL 5. Ensure equal opportunity and affirmatively further fair housing by: Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability b. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, sex, familial status or disability c. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

**B.3** Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

#### **CONVERSION TO ASSET MANAGEMENT**

The Aurora Housing Authority has made significant progress in its management operations, maintenance and financial operations by converting the agency to the Asset Management model. The agency converted to asset management in September 2018. This conversion has allowed the agency to improve its PHAS score from a score of 47 in 2017, a score of 60 in 2018 and to a score of 91 in 2019. The agency went from a status of "Troubled" to now being a "High Performer" agency in a years' time.

#### **EXPAND THE SUPPLY OF ASSISTED HOUSING**

The agency is in the process of opening its Housing Choice Voucher waiting list in the first quarter of 2020. The waiting list has been closed since 2007 and the goal is to begin distributing additional housing choice vouchers to its applicants. The goal is to distribute an additional eighty (80) vouchers in 2020.

The agency has increased it occupancy rate during the fiscal year of 2019 from 92% to 98%. This was accomplished by focusing on unit turnarounds. By focusing as such, this has contributed to the agency becoming a "High Performer".

The agency will begin to apply for additional funding in 2020. This will include Low-Income Housing Tax Credits, RAD and any other funding opportunities to assist in creating additional affordable housing opportunities in the City of Aurora.

#### IMPROVE THE QUALITY OF ASSISTED HOUSING UNITS

The agency has made major improvements to its public housing management. The agency increased its Occupancy rate from 93% to 98% during fiscal year 2019. The agency also improved it rent collection for 2019 and decreased its accounts receivable from \$100,000.00 to \$32,000.00.

The agency has also increased its customer satisfaction by improving its work order completion rate. The agency completed 3,160 work orders that were requested from July 2018 thru March 2019. The average work order completion rate improved to ten (10) days. The agency has implemented monthly meetings with its residents to ensure that they have a forum to express their concerns. Once their concerns are expressed during the meetings, the agency immediately works on resolving any all issues and concerns brought to our attention.

The agency has made significant progress in improving site appearance during the summer of 2019. The agency created the Summer Training and Employment Program (S.T.E.P) for youths between the ages of 14 thru 18. The youths worked for six weeks and assisted the agency in improving the appearance of its family sites. During the program, the youths assisted by cleaning the grounds, removing weeds, landscaping, painting curbs, doors, sheds and exteriors of units.

The agency is currently in the process of modernizing five (5) units that were approved for Modernization by HUD. The goal is to begin the work in December 2019 and be completed by March 1, 2020. The agency is also planning a major modernization of its family sites for 2020. The agency will begin the process at its family site called Indian Trail, which has thirty-six (36) units.

#### **INCREASE ASSISTED HOUSING CHOICES**

The agency is in the process of opening its Housing Choice Voucher waiting list in February 2020. The goal is to begin to distribute additional Housing choice Vouchers. During this process, the agency will conduct outreach efforts to potential landlords.

#### PROVIDE AN IMPROVED LIVING ENVIRONMENT

The agency has substantially improved security lease enforcement since July 2018. The agency has created a partnership with the Aurora Police Department. The Aurora Police Department has assisted the agency in removing tenants who have criminal and anti-social behavioral issues. The agency communicates with the Aurora Police Department on a daily or an as-needed basis and has an official meeting with them quarterly or when necessary. This process has improved the agencies physical security at its sites.

#### ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The Aurora Housing Authority is currently reviewing its Administrative Plan and Admissions and Continued Occupancy Policy (ACOP), to ensure that the policies provide equal opportunity and fair housing to its applicants and residents. If any of these current policies do not provide equal opportunity or fair housing opportunities to all, they will be changed with the approval of the Aurora Housing Authority Board of Commissioners.

B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.			
	See attached policy			
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.			
B.6	Resident Advisory Board (RAB) Comments.			
<b>D.0</b>	Resident Advisory Board (ICAB) Commercia.			
	(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?			
	Y N □⊠			
·	(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.			
B.7	Certification by State or 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.			



#### Attachment ILP090A-v01

#### Violence Against Women Act Policy

The AHA has adopted the following language as part of the AHA Admissions and Continued Occupancy Policy (ACOP) in response to the Violence Against Women Act (VAWA):

Certification of Domestic Violence, Dating or Stalking

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by the AHA and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the AHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the AHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

- (1) A Federal, State, tribal, territorial, or local police or court record; or
- (2) Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

The AHA provides referrals to Mutual Grounds, assistance agency for domestic violence cases and the Aurora Police Department. Mutual Ground (MGI) operates a shelter for women and their minor children who are victims of domestic violence. Here victims are provided safety, shelter and support services while they learn they have the power to change their lives.

Mutual Ground provides:

- · professional staff available 24 hours a day
- specialized support services
- thirty-two bed capacity
- serving southern Kane and Kendall counties

Domestic Violence Counseling For Women



Domestic violence is the physical abuse, threat of physical abuse, or the emotional abuse by a relative or person with whom the victim resides. Not all domestic violence victims need shelter. Some need to assess and explore their options before making a decision. Some need continuing support regarding their decision.

Some need group interaction to break down feelings of isolation, and promote healing.

- individual counseling available by appointment
- weekly support groups
- · parenting group to encourage non-violent behavior
- · referrals and advocacy with local social service agencies

For Children

Children are victims too, directly or indirectly. Understanding the violence is necessary to

break this cycle of abuse.

- · individual counseling
- support groups
- · education about cooperative, non-violent problem solving
- activity and play groups

Sexual Assault Counseling

Sexual assault refers to all types of sexual violence with or without a weapon: rape, incest, molestation, child sexual assault/abuse and sexual harassment. Services are provided to all victims regardless of age or gender.

- 24 hour crisis intervention at hospitals and police stations
- · individual counseling by professional staff
- support groups for rape, incest, children, adolescents, non-offending parents, and significant others
- specialized services for teens
- · specialized services for children
- play and art therapy

Victim Advocacy

Mutual Ground provides critical advocacy services for both domestic violence and sexual assault victims. MGI supplies information, emotional support, and sound technical understanding of the legal and social systems involved. These systems can be frightening and frustrating to both adults and children who must then deal with numerous institutions during their crisis.

Domestic Violence Victims

- 24 hour availability for advocacy at hospital emergency rooms
- information on protection available through the Illinois Domestic Violence Act
- · Advocacy with social service agencies and the criminal justice system
- · support in criminal and civil court proceedings



- advocacy with obtaining Orders of Protection
- · transportation to court

Sexual Assault Victims

- 24 hour availability for intervention at hospitals and police stations
- information about medical exams and evidence collection
- · court preparation for adult or child victims
- · information about legal procedures
- · transportation to court

24-Hour Crisis Lines

It takes courage for those devastated by domestic violence or sexual assault to reach out for help. Their first contact can be crucial. MGI operates a 24-hour hot line for domestic violence and sexual assault victims.

- NO LINES HAVE CALLER ID
- All calls confidential
- · Calls taken by professional staff
- · Crisis intervention counseling
- · Support for families and friends of victims
- · Informed, non-judgmental support
- · Sensitive, accurate information

Community Education

Mutual Ground believes education is the key in prevention of domestic violence and sexual assault. MGI has several pro-active programs that are tailored to fit our philosophy that social change is necessary to prevent these crimes. Please click on the Community Education link for more information.

Domestic Violence: Sexual Assault:

Hotline 630.897.0080 Hotline 630.897.8383

Office 630.897.0084 Office 630.897.8989

FAX (all) 630.897.3536

Mailing Address:

Mutual Ground, Inc.

418 Oak Avenue

Aurora, Illinois 60506

Email: MutualGround@Ameritech.net



### AURORA HOUSING AUTHORITY FORM TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE

Date Written Request Received From Family Member:								
Name of the Victim of Domestic Violence:								
Name(s) of other family members listed on the lease								
Name of the abuser:								
Relationship to Victim:	_							
Date(s) the incident of domestic violence occurred:								
Гіme:								
Location of Incident:								
Name of victim:								
Police Report Number:								
Reporting Agency:								
Date of report:								
Any other pertinent data:								
Printed Name								
Signature								
Date								

#### Attachment IL090B-v01

Definition of a Significant Amendment and/or Substantial Deviation/Modification to the agencies 5-Year PHA Plan.

Amendments/Modifications to the AHA 5-Year PHA Plan.

The AHA's basic criteria for the definition of a Significant Amendment and/or Substantial Deviations/Modifications to the Plan is as follows:

- Any changes to rent or admissions policies or organization of the waiting list;
- Any additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. The AHA may amend or modify its Annual or Five-Year Plan after submitting the plan to HUD. The AHA may modify, amend or change any policy, rule, regulation or other aspect of its plan. If the modification or change is considered a significant amendment "or substantial deviation modification" as defined by the AHA, then the AHA will comply with a number of requirements similar to those required at initial development and submission of the AHA Plan. Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). The following are the requirements: (1) The PHA must consult with the Resident Advisory Board (RAB); and the AHA must ensure consistency with the Consolidated Plan of the jurisdiction (s) as defined in 24 CFR 903.15; and the AHA must provide for a review of the amendments /modifications by the public during a 45-day public review.

Phone: (630) 701-9977 | Fax: (630) 701-9974 | 1449 Jericho Circle, Aurora IL 60506



Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)

U. S Department of Housing and Urban Development

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

#### Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Richard Irvin	, the	Mayor
Official's Name		Official's Title
certify that the 5-Year PHA P	lan and/or Annual PHA	Plan of the
	Aurora Housing Auth	ority
	PHA Name	
is consistent with the Consolidat	ted Plan or State Consol	idated Plan and the Analysis of
Impediments (AI) to Fair Housing	ng Choice of the	
	City of Aurora, I	llinois
	Local Juris	diction Name
pursuant to 24 CFR Part 91.		
Provide a description of how the Consolidated Plan and the AI.	PHA Plan is consistent	with the Consolidated Plan or State
The Aurora Housing Authority and	the City of Aurora collabor	ated on the City of Aurora's Consolidated plan
in September of 2019. The final dra	ift was submitted on Octob	er 7, 2019. The Aurora Housing
Authority's Annual Plan and Five (5	) Year Plan information is	consistent with the City of Aurora's
Consolidated Plan.		
<del></del>		
I hereby certify that all the information stated herein, as	s well as any information provided in the	accompaniment herewith, is true and accurate. Warning: HUD will
prosecute false claims and statements. Conviction may	result in criminal and/or civil penalties. (	18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)
	77: NASA	
Name of Authorized Official		Title
Richard Irvin		Mayor
Signature C	l.	January 21, 2020

# Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

## PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_^\_\_\_ 5-Year and/or\_\_\_ Annual PHA Plan for the PHA fiscal year beginning 4/1/2020, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- 1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- 2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- 3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
- 4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- 5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- 6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
- 7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in
    which to reside, including basic information about available sites; and an estimate of the period of time the applicant
    would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a
    pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
- 8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment
  Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- 11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- 12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
- 14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
- 18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

AURORA HOUSING AUTHORITY	1L090
PHA Name	PHA Number/HA Code
X Annual PHA Plan for Fiscal Year 2020	
X 5-Year PHA Plan for Fiscal Years 2018 - 2022	
I hereby certify that all the information stated herein, as well as any information provie prosecute false claims and statements. Conviction may result in criminal and/or civil p	ded in the accompaniment herewith, is true and accurate. Warning: HUD will benalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).
Name of Authorized Official	Title
Joseph Grisson	Chairperson, AHA Board of Commissioners
Signature MM 2 - S	Date 1/22/20
Page	2 of 2 form HUD-50077-ST-HCV-HP (12/2014)