

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: 9/30/2027
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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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.	DRAFT													
A.1	PHA Name: <u>Housing Authority of the City of Aurora</u> PHA Code: <u>IL090</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>444</u> Number of Housing Choice Vouchers (HCVs) <u>1499</u> Total Combined Units/Vouchers <u>1943</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The FY2026 Annual PHA Plan and any approved revisions or Significant Amendments are available for public inspection at the Housing Authority of the City of Aurora administrative office and through the Housing Authority's website. Copies may also be made available upon request during normal business hours, subject to applicable policies and requirements. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												

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.

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(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.

1449 Phase II – Senior Affordable Housing Development: AHA is revising its FY2026 Annual PHA Plan to incorporate the proposed 1449 Phase II mixed-finance senior affordable housing development in Aurora, Illinois. The development will provide 55 new affordable rental housing units, with a preference for seniors age 62 and older, consisting of 43 one-bedroom PBV/LIHTC units, 7 two-bedroom PBV/LIHTC units, and 5 two-bedroom public housing units.

Financial Resources.

1449 Phase II – Financial Resources: AHA proposes to utilize FY2025 Public Housing Capital Funds for acquisition of approximately 13.5 acres of vacant land at 1522 Jericho Road, Aurora, Illinois 60506, for the proposed 1449 Phase II development. The project will leverage LIHTC and other non-PHA financing resources for the 50 LIHTC units. The five public housing units will utilize available Faircloth authority.

Significant Amendment/Modification.

1449 Phase II – Significant Amendment: AHA is revising its FY2026 Annual PHA Plan to incorporate the proposed 1449 Phase II mixed-finance development, with a preference for seniors age 62 and older, related Capital Fund site acquisition, development of five public housing units utilizing available Faircloth authority, and project-based voucher activities for 50 LIHTC units. The project constitutes a Significant Amendment/Modification under AHA's adopted criteria.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Choice Neighborhoods Grants. |
| ☒ | ☐ | 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. |
| ☐ | ☒ | Homeownership Program under Section 32, 9 or 8(Y) |
| ☐ | ☒ | 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 applicable 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.

Modernization or Development.

1449 Phase II – Mixed-Finance Development: AHA proposes the development of 1449 Phase II, a new construction senior affordable housing development at 1522 Jericho Road, Aurora, Illinois 60506. The development will consist of 55 rental affordable housing units, with a preference for seniors age 62 and older: 43 one-bedroom PBV/LIHTC units, 7 two-bedroom PBV/LIHTC units, and 5 two-bedroom public housing units. The five public housing units will utilize available Faircloth authority. AHA proposes to acquire the approximately 13.5-acre site using Public Housing Capital Funds, subject to HUD approval. AHA will submit the required Site Acquisition Proposal and Mixed-Finance Development Proposal to HUD for review and approval.

Project-Based Vouchers.

1449 Phase II – Project-Based Vouchers: AHA anticipates project-basing Section 8 Housing Choice Voucher assistance for 50 LIHTC units at 1522 Jericho Road, Aurora, Illinois 60506. The 50 PBV/LIHTC units will consist of 43 one-bedroom units and 7 two-bedroom units. The five two-bedroom public housing units are separate from the PBV/LIHTC units and will remain public housing utilizing available

Faircloth authority. The project-based voucher activity supports AHA's goal of expanding affordable housing opportunities for seniors and is subject to applicable HUD requirements, funding availability, AHA policies, and required approvals.

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B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. 1449 Phase II Progress: AHA has advanced planning for the 1449 Phase II senior affordable housing development, including identification of the proposed development site, coordination with HUD regarding site acquisition and the use of Public Housing Capital Funds, development of the proposed mixed-finance structure, and identification of public and private financing resources. AHA will submit a Site Acquisition Proposal to HUD for approval of the proposed acquisition and will submit the required Mixed-Finance Development Proposal to HUD as the project advances. The proposed development consists of 55 affordable rental housing units, including 50 PBV/LIHTC units and 5 public housing units utilizing available Faircloth authority. AHA will continue to work with HUD and project partners to complete the required site acquisition, environmental, financing, development, Faircloth, and project-based voucher approval processes.
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. AHA's most recent HUD-approved Capital Fund Program 5-Year Action Plan is reflected in EPIC and was approved by HUD on 07/24/2025. AHA proposes to utilize FY2025 Public Housing Capital Funds for acquisition of approximately 13.5 acres of vacant land at 1522 Jericho Road, Aurora, Illinois 60506, for the proposed 1449 Phase II mixed-finance senior affordable housing development, subject to HUD approval and applicable Capital Fund requirements.
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: Finding 2025-001 – Federal Program Funds Utilized for Non-Federal Programs (Noncompliance). The audit identified the use of Federal Program funds for non-Federal program expenditures. AHA implemented corrective action effective December 18, 2025. The corrective action has been implemented and the finding has been corrected.
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.
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☒ (b) 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:

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 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *IL090-Housing Authority of the City of Aurora Form HUD-50075-ST (Form ID - 10300) printed by Judy Maisonet in HUD Secure Systems/Public Housing Portal at 10/01/2026 11:21AM EST*

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