



Kendall Housing Authority

IL137

FY 2027

Annual PHA Plan

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HUD Form 50075

(Pending)



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Attachment A.1

Public Availability of Information

(Pending)



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Attachment B.1(b)

1. Statement of Housing Needs and Strategy for Addressing Housing Needs
2. Deconcentration and Policies Governing Eligibility, Selection, and Admissions
3. Financial Resources - Pending

Waiting List Review

DuPage Housing Authority (IL101)
KHA Housing Choice Voucher Waitlist 2025

Waiting List Code: wl_kha25

Property: Wait List Property

Property Code: wait

Waiting List Type: Tenant Based

Max Refusals: 2

Date/Time Last Generated: April 21, 2026 10:14 AM

List Open: Yes

Date Open: January 14, 2025

Date Closed: January 17, 2025

List Ordering

Sort Order 1: Preferences

Sort Order 2: Single Sort Lottery

Sort Order 3:

Sort Order 4:

Sort Order 5:

Waiting List Statistics

Total Selected: 0

Total Rejected: 0

Total Housed: 0

Total In Process: 0

Use Single Preference Rule: No

% Lease up: 0.0%

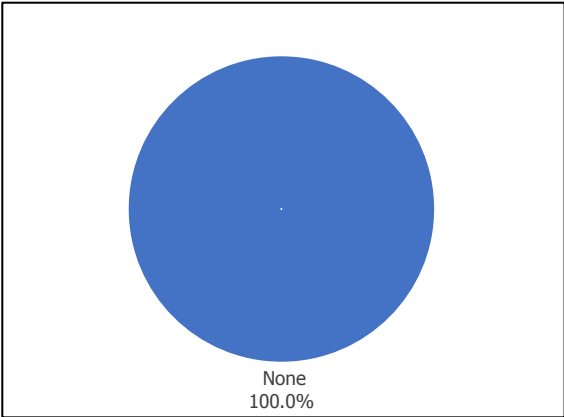
Income Targeting									
Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
0									

Income Limits Detail											
Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8

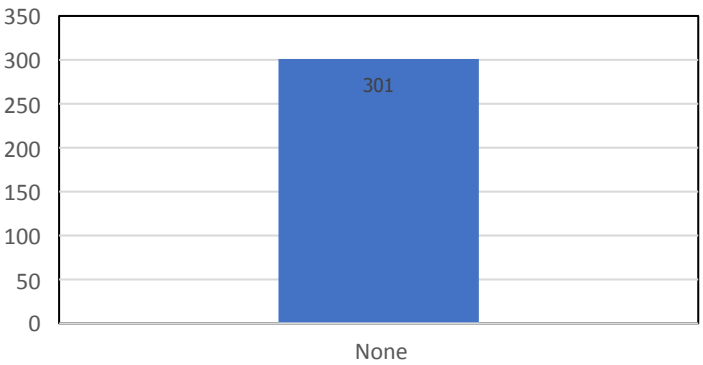
Current Waiting List Households by Selection Status and Income Limit

	None	Total
NotSelected		
Number	301	301
Avg Position	151	151
Min Position	1	1
Max Position	301	301
Total Number	301	301
Total Avg Position	151	151
Total Min Position	1	1
Total Max Position	301	301

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
khahmles	KHA Homeless (2025)	1	0
khaspemg	KHA Special Emergency Circumstances	1	0
khatrget	KHA Targeted Funding	1	0
khavtran	KHA Veterans (2025)	1	0
khawrkfm	KHA Working Families	1	0

Number of Households with Preferences

	Count
KHA Homeless (2025)	69
KHA Special Emergency Circumstances	5
KHA Targeted Funding	6
KHA Veterans (2025)	6
KHA Working Families	61

Waiting List Targeted Funding

Code	Preference Description	Points/Weight	Rank
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Number of Households with Targeted Funding

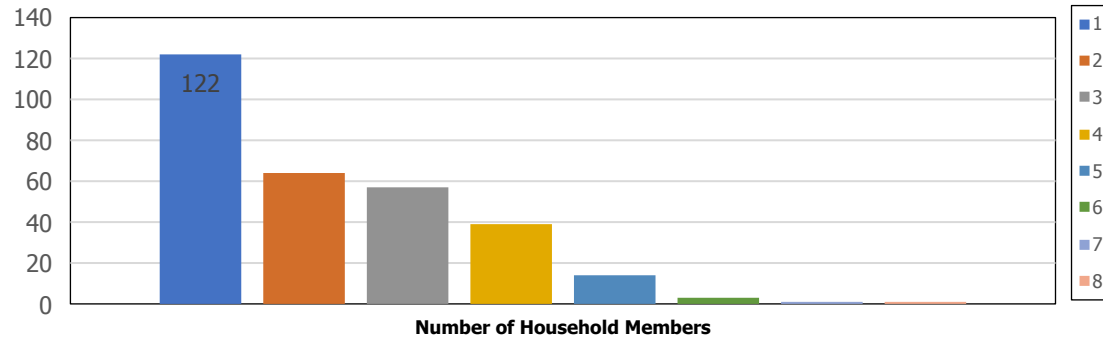
	Count

Waiting List Summary Information

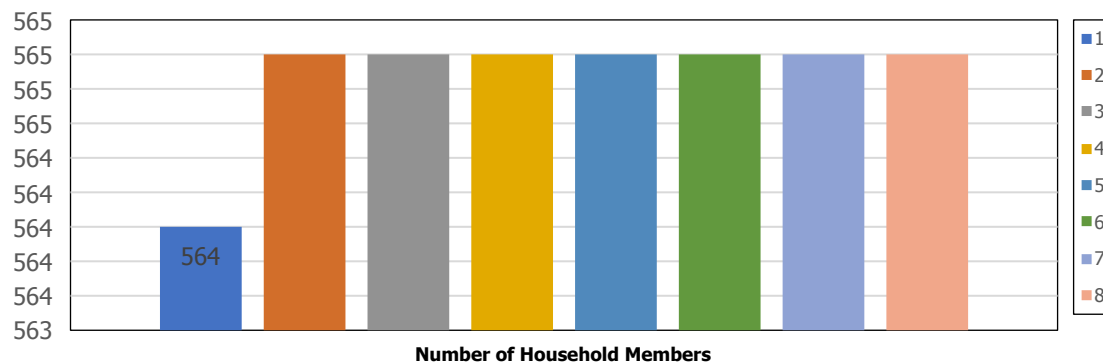
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	Grand Total
NotSelected									
# Families	122	64	57	39	14	3	1	1	301
Avg Days	564	565	565	565	565	565	565	565	565
Min Days	550	563	563	563	563	564	565	565	550
Max Days	566	566	566	566	566	566	565	565	566
Total # Families	122	64	57	39	14	3	1	1	301
Total Avg Days	564	565	565	565	565	565	565	565	565
Total Min Days	550	563	563	563	563	564	565	565	550
Total Max Days	566	566	566	566	566	566	565	565	566

Number of Households on Waiting List by Number of Members



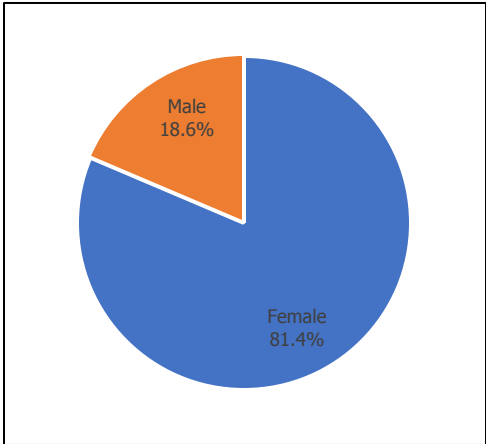
Avg Days on Waiting List by Number of Household Members



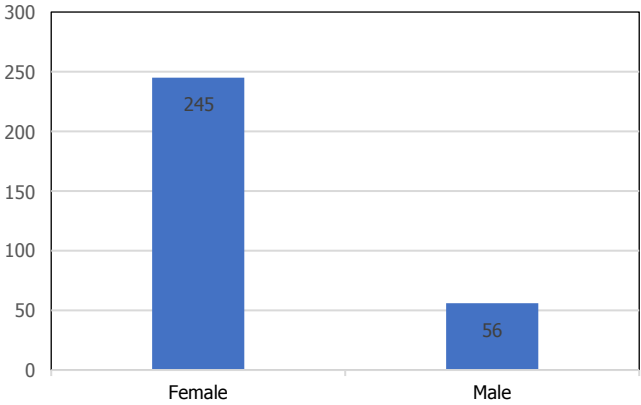
Gender of Head of Household

	Female	Male	Total
NotSelected	245	56	301
Total	245	56	301

Gender of Head of HH - Percentage



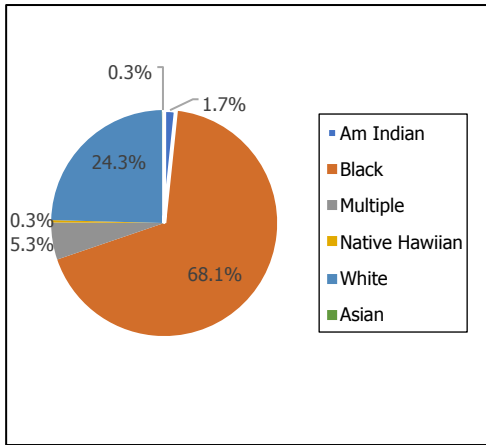
Gender of Head of HH - Count



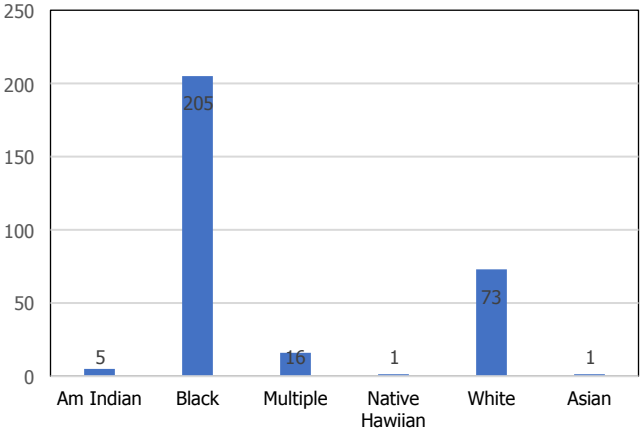
Household Race

	Am Indian	Black	Multiple	Native Hawiian	White	Asian	Total
NotSelected	5	205	16	1	73	1	301
Total	5	205	16	1	73	1	301

Household Race - Percentage



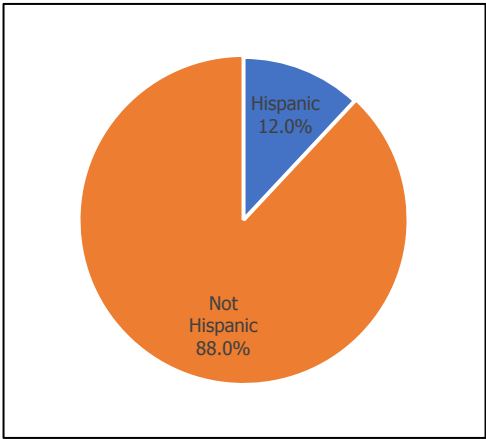
Household Race - Count



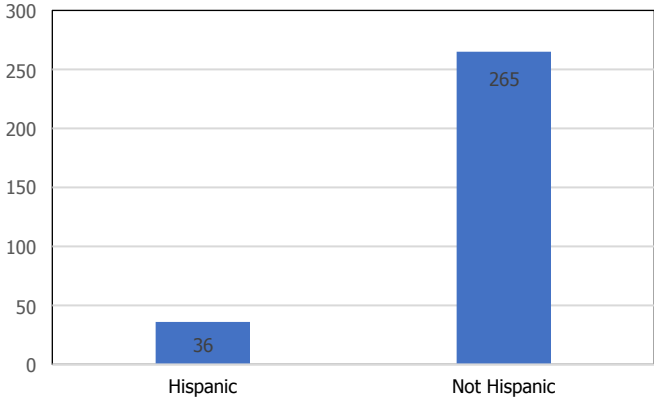
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	36	265	301
Total	36	265	301

Household Ethnicity - Percentage



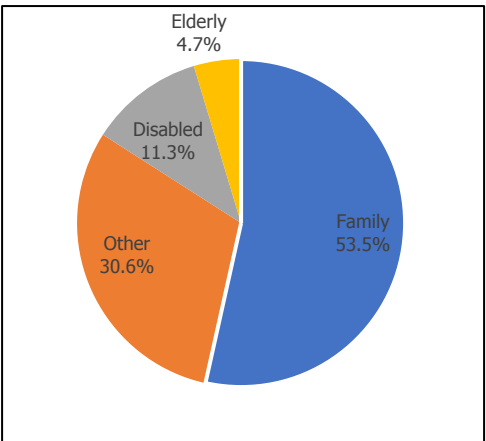
Household Ethnicity - Count



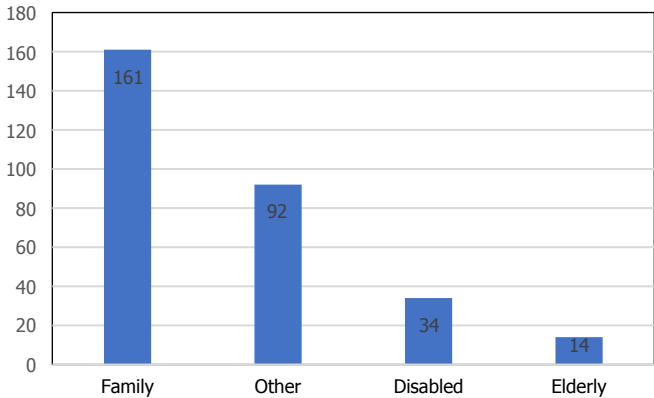
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	161	92	34	14	301
Total	161	92	34	14	301

Household Type - Percentage



Household Type - Count





Statement of Housing Needs and Strategy for Addressing Housing Needs

The Kendall Housing Authority (KHA) continues to identify a significant need for affordable housing throughout Kendall County. Demand for rental assistance consistently exceeds available resources, particularly for low-income families, elderly households, and persons with disabilities. Rising housing costs and limited availability of affordable rental units continue to create barriers for households seeking safe, decent, and affordable housing.

To address these housing needs, KHA administers the Housing Choice Voucher (HCV) Program and maintains a Housing Choice Voucher waiting list to provide rental assistance to eligible households throughout Kendall County. KHA also partners with local service providers and community organizations to expand housing opportunities and connect participants with supportive services when appropriate.

KHA's housing strategy focuses on maximizing the effective use of available Housing Choice Vouchers, ensuring compliance with HUD requirements, maintaining fair and equitable waiting list administration, and encouraging landlord participation throughout the county. The Authority continues to monitor local housing market conditions, review payment standards as necessary to improve participant access to housing, and implement policies that promote housing stability, participant choice, and equal housing opportunity.

Through these efforts, KHA seeks to increase access to affordable housing while efficiently administering available federal housing resources to meet the needs of Kendall County residents.

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Deconcentration and Policies Governing Eligibility

The Kendall Housing Authority (KHA) has reviewed its policies regarding deconcentration and eligibility and has determined that no substantive changes have been made since the previous Annual Plan.



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Attachment B.2(b)

New Activities



New Activities

- KHA is not implementing any new activities at this time.



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Attachment B.3

Progress Report



Progress notes from KHA 2025 – 2029 Five Year Plan

GOAL 1: Preserve or create 250 Additional Affordable Housing Units

Objective One: Establish and launch Property Rental Assistance Program. Invite residential property owners and developers to apply through a competitive RFP process for the allocation of vouchers in a Housing Assistance Payments (HAP) contract.

- This objective is not longer a priority and the Five Year Plan will be amended to reflect this.

Objective Two: Increase marketing outreach by launching a marketing campaign to attract more landlords and property management firms to market their available units through physical property listings, social media, local publications, headquarters new digital lobby board, etc.

- This objective is still ongoing, including KHA's initiative to expand the RHSP program to attract more landlords.

Objective Three: Establish an affordable housing real estate development pipeline through external Kendall County municipal departments.

- This objective is still ongoing.

Objective Four: Track Moving-to-Work (MTW) authority regionalization to support opportunities for landlord/owner involvement in the affordable housing expansion goal in Kendall County, IL.

- This objective is still ongoing.

GOAL 2: Create Opportunities for Individuals, Families, and Children to Thrive

Objective One: Implementation of KHA FSS Program to further support individuals, family and children.

- KHA is exploring the option to develop an FSS program to expand opportunities for KHA residents.

Objective Two: Increase client briefing information on various program offering for FSS, homeownership, financial literacy, apprenticeships, etc.

- This objective is ongoing. KHA intends to build a larger network of partners including local financial institutions, non-profits, municipal partners, private partnerships with local businesses, universities, and workforce development centers, and partnerships with the



local YMCA and Boys and Girls Club.

Objective Three: Implement marketing engagement activities to increase resident involvement.(i.e. back to school drive, food pantry events, hosting local informational sessions in Kendall County, etc.)

- This objective is ongoing. KHA seeks to pursue grants that will assist in developing greater partnerships to achieve this objective.

GOAL 3: Build and Expand External Partnerships to Pool Resources and Maximize Impact for KHA's Program Participants.

- See Goal 2, Objectives 2 and 3.

Objective One: Expand external partnerships in **for-profit sectors** to bring more resources or funding to better assist individuals and families in need.

- This objective is ongoing.

Objective Two: Expand external partnerships in **nonprofit sectors** to bring more resources or funding to better assist individuals and families in need.

- This objective is ongoing.

Objective Three: Expand external relationships within **Kendall County government** local municipalities in planning/economic development to further increase opportunities for affordable housing and program resources to better assist individuals and families in need.

- KHA will continue and strengthen the partnership with the Illinois Housing Development Authority (IHDA) through the Rental Housing Support Program (RHSP) to expand affordable housing opportunities for households with extremely low incomes. KHA will support the continued expansion of RHSP through the planned administration of the Lazarus House program in Kane County, extending rental assistance and housing stability to additional eligible households. This initiative builds upon KHA's experience administering RHSP and demonstrates the agency's commitment to developing regional partnerships that increase access to safe, stable, and affordable housing.



New Goals and Objectives

- KHA will review the option to prorate payments for partial months to calculate the exact subsidy owed for days occupied rather than paying the entire month resulting in a savings in HAP paid.
- KHA is investigating the use of Small Area Fair Market Rents in place of Fair Market Rents. KHA will submit a waiver if determined that SAFMRs are appropriate for the agency.
- KHA will use Moving to Work status to not submit a SEMAP.
- Streamlined Procurement – KHA will be executing the YARDI procurement module in order to use a PO tracking system, implementing new procurement standard operating procedures, and finalizing a new procurement policy for board approval in accordance with new regulations set forth in the Public Housing Handbook (7460.8 Rev-3).
- To facilitate leadership and programmatic growth, KHA will expand it's budget line items for employee development, Commissioner training, and community outreach initiatives.
- KHA has updated the Administrative Plan in 2026-2027 to align with revised HUD regulations and industry standards. The Plan went out for a 45 day public comment period and was adopted by the Board of Commissioners on July 24th, 2026.



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Attachment B.5

Most Recent Fiscal Year Audit

(Pending)



Most Recent Fiscal Year Audit

- There were no findings in the most recent fiscal year audit.



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Attachment C.2

Certification by State or Local Officials

(Pending)



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Attachment C.3

Civil Rights Certification/Certification Listing Policies and
Programs that the PHA has Revised since Submission of its
Last Annual Plan

(Pending)



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Attachment C.4

Challenged Elements

(Pending)